

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

ST ALBANS DISTRICT COUNCIL

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

**LAND AT REAR OF 66 AND 68 STANHOPE ROAD, ST ALBANS,
HERTFORDSHIRE**


WHEREAS:-

- (1) It appears to the Council of the City and District of St Albans "the Council", being the local planning authority for the purposes of Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) ("the Act") in this matter, that there has been a breach of planning control within paragraph (a) of Section 171A(1) of the Act within the period of 4 years before the date of issue of this Notice on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of the building, engineering, mining or other operations described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of their powers contained in the said Section 172, for the reasons set out in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 below be taken in order to remedy the breach within the period of 6 months from the date on which this Notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 175(4) of the Act, on 23 March 2009

Issued 9 February 2009



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services

District Council Offices
Civic Centre
St Peter's Street
St Albans
Herts AL1 3JE

SCHEDULE 1

Land or premises to which this Notice relates
Rear of 66 and 68 Stanhope Road, St Albans, Hertfordshire

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control

Erection of a pair of semi-detached single dwellinghouses and construction of basement area/car park thereby raising the height of structure.

SCHEDULE 3

Steps required to be taken.

Reduce the ground floor level to that authorised under planning permission 5/2005/1921 and rebuild in accordance with that permission.

YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD READ IT CAREFULLY.

ANNEX

Regulation 4 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002

The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) for the following reasons:-

"The works undertaken to the basement of the approved two semi-detached dwellings, by reason of the existing building line, form, location, potential new access onto a Classified road, setting and height are contrary to the provisions of Policies 34 (i), 70 (i) and 85 (a) and (b) of the St Albans District Local Plan Review 1994."

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St Albans
 CITY AND DISTRICT