

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

**THE CROWN PUBLIC HOUSE, 144-146 HATFIELD ROAD, ST ALBANS,
HERTFORDSHIRE**

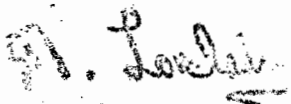
WHEREAS:-

- (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 1 month 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 22 April 2009.

Issued 11 March 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

Crown Public House, 144-146 Hatfield Road, St Albans, Hertfordshire
(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control
Erection of unauthorised smoking shelter.

SCHEDULE 3

Steps required to be taken
Remove the smoking shelter entirely from the site.

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

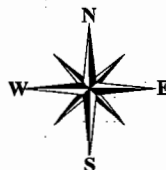
The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) for the following reasons:-

- “1. The shelter includes a plastic sheet roof. This is considered to be an inappropriate material in this location and fails to preserve or enhance the character of the Conservation Area, contrary to Policy 85 (i) (c) (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.
2. The shelter is located within an existing outdoor seating area in close proximity to the site boundary shared with a neighbouring residential dwelling. By reason of its proximity to the boundaries of residential properties, the use of the smoking shelter in this location has an adverse and detrimental impact on local residential amenity contrary to the aims of Policy 57 (Service Uses) of the St Albans District Local Plan Review 1994.”



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