

**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  
268 HATFIELD ROAD, ST ALBANS, HERTFORDSHIRE**

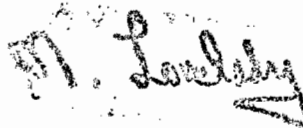
**WHEREAS:-**

- (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 last four years 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 development by the making of the material change in the use of the land 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 3 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 1 June 2009

Issued 20 April 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  
**268 HATFIELD ROAD, ST ALBANS, HERTFORDSHIRE**

(edged red on the attached plan).

## SCHEDULE 2

Alleged breach of planning control

Unauthorised change of use of curtilage outbuilding to independent residential dwelling.

## SCHEDULE 3

Steps required to be taken

Cease the independent residential use of the building entirely, remove all residential furnishings, fixtures and fittings (including all bathroom and kitchen facilities) from the interior of the detached outbuilding located to the rear of No. 268 Hatfield Road, and return the use of the premises to a non-habitable domestic outbuilding.

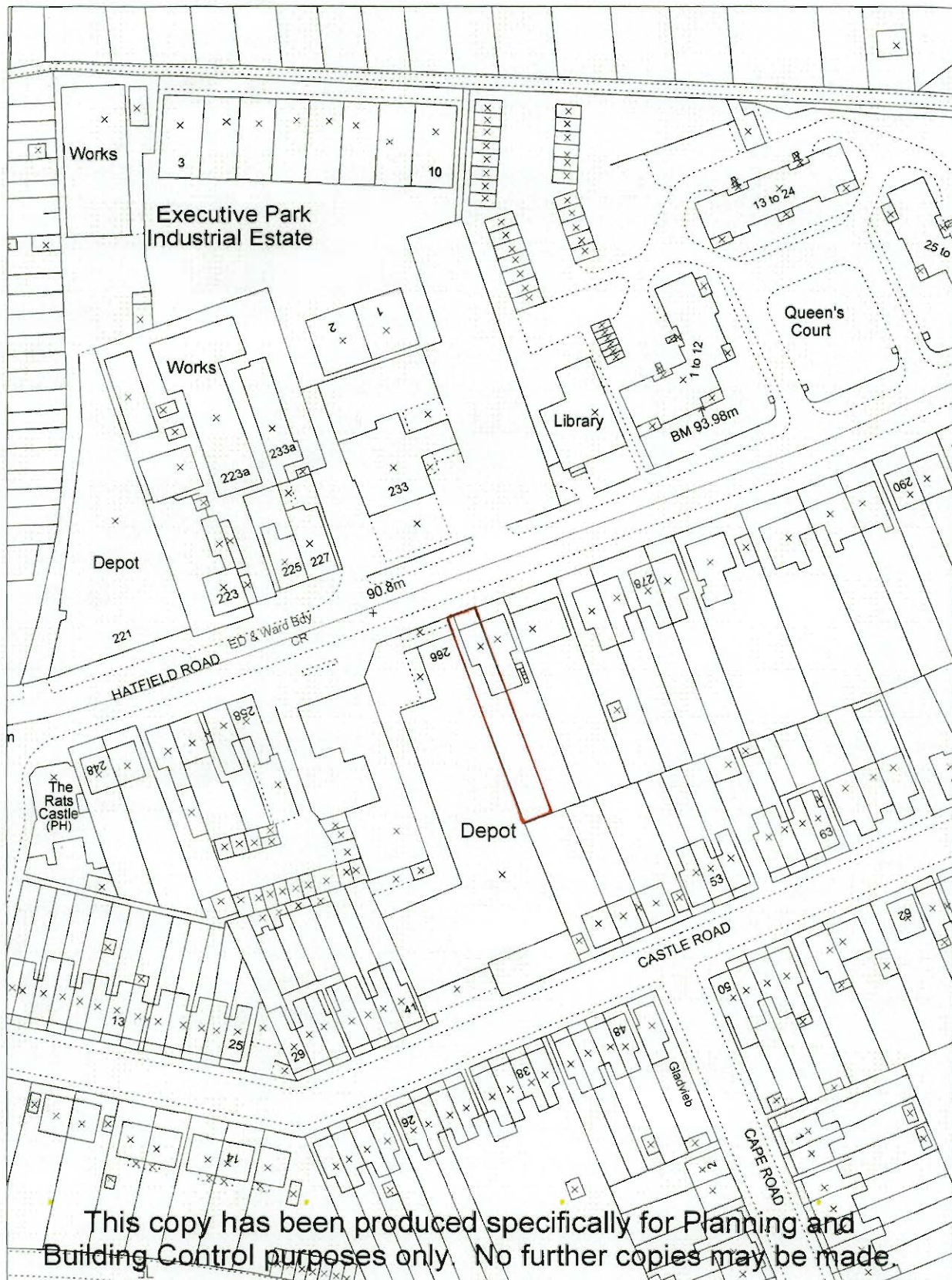
**YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD READ IT CAREFULLY.**

## **ANNEX**

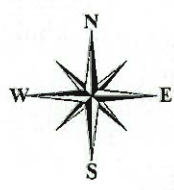
### **Regulation 4 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002**

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:-

“By reason of the restricted plot size, the introduction of an additional self-contained independent dwelling into the rear amenity garden of No. 268 Hatfield Road is an overdevelopment of the site. The resulting increase in housing density on site impacts adversely upon the general standard of environment and amenity enjoyed by existing occupants, and results in an inadequate provision of private amenity space available to meet the likely needs of the occupants. The development is contrary to policy 39 (Parking Standards, General Requirements), Policy 40 (Residential Development Parking Standards), Policy 69 (General Design & Layout) and Policy 70 (preamble), (i) and (vi) (Design and Layout of New Housing) of the St Albans District Local Plan Review 1994 which seeks to achieve a high standard of environment.”



This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.  
 © Crown copyright.  
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 OS License No: LA079227



Scale: 1:1250

