

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT NOTICE OPERATIONAL DEVELOPMENT**

**Issued by: St Albans District Council**

**1. This Notice** is issued by the council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

**2. The Land To Which The Notice Relates**

Bricket Wood Sports and Country Club, Lye Lane, Bricket Wood, St Albans, Hertfordshire.

Shown edged red on the attached plan.

**3. The Matters Which Appear To Constitute The Breach Of Planning Control**

It appears to the Council that the following breach of planning control has occurred within the last 4 years. The carrying out of unauthorised building works hatched blue on the attached plan being described as the unauthorised structures as numbered on the Building Regulations drawing 2151/07 known as the meeting room (1) female changing room (2) office room (3) male changing room (4) meeting room (5) and function room (6) from the site and the extension of the Gym building.

**4. Reasons For Issuing This Notice**

The site is within the Metropolitan Green Belt, wherein permission should only be given for new buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The buildings erected specifically conflict with these criteria, and the relevant central Government advice contained at Para 3.4-3.5 of PPG2 Green Belts. The building therefore fails to preserve and is detrimental to the openness and visual amenity of the Metropolitan Green Belt and conflicts with the purposes of including land in it. Furthermore, by virtue of the size and scale, the development results in an adverse impact upon the open rural character of the Metropolitan Green Belt contrary to Policy 1 of the St Albans District Local Plan Review 1994.

**5. What You Are Required To Do**

1) Remove the unauthorised structures as numbered on the Building Regulations drawing 2151/07 known as the meeting room (1), female changing room (2), office room (3), male changing room (4), meeting room (5) and function room (6) from the site, and reduce the Gym building by 3m in width to its original form. Rebuild in accordance with Planning Permission 5/95/0115 for an open air swimming pool.

2) Properly dispose of off site, all resulting materials from the demolition process and make good the site and any resulting damage in a good workman like manner.

**6. Time For Compliance**

9 months after this notice takes effect.

**7. When This Notice Takes Effect**

This notice takes effect on 14 July 2010 unless an appeal is made against it beforehand.

Dated: 2 June 2010

Signed:



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M Lovelady LLB (Solicitor)

Head of Legal and Democratic Services  
St.Albans District Council

On behalf of:

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

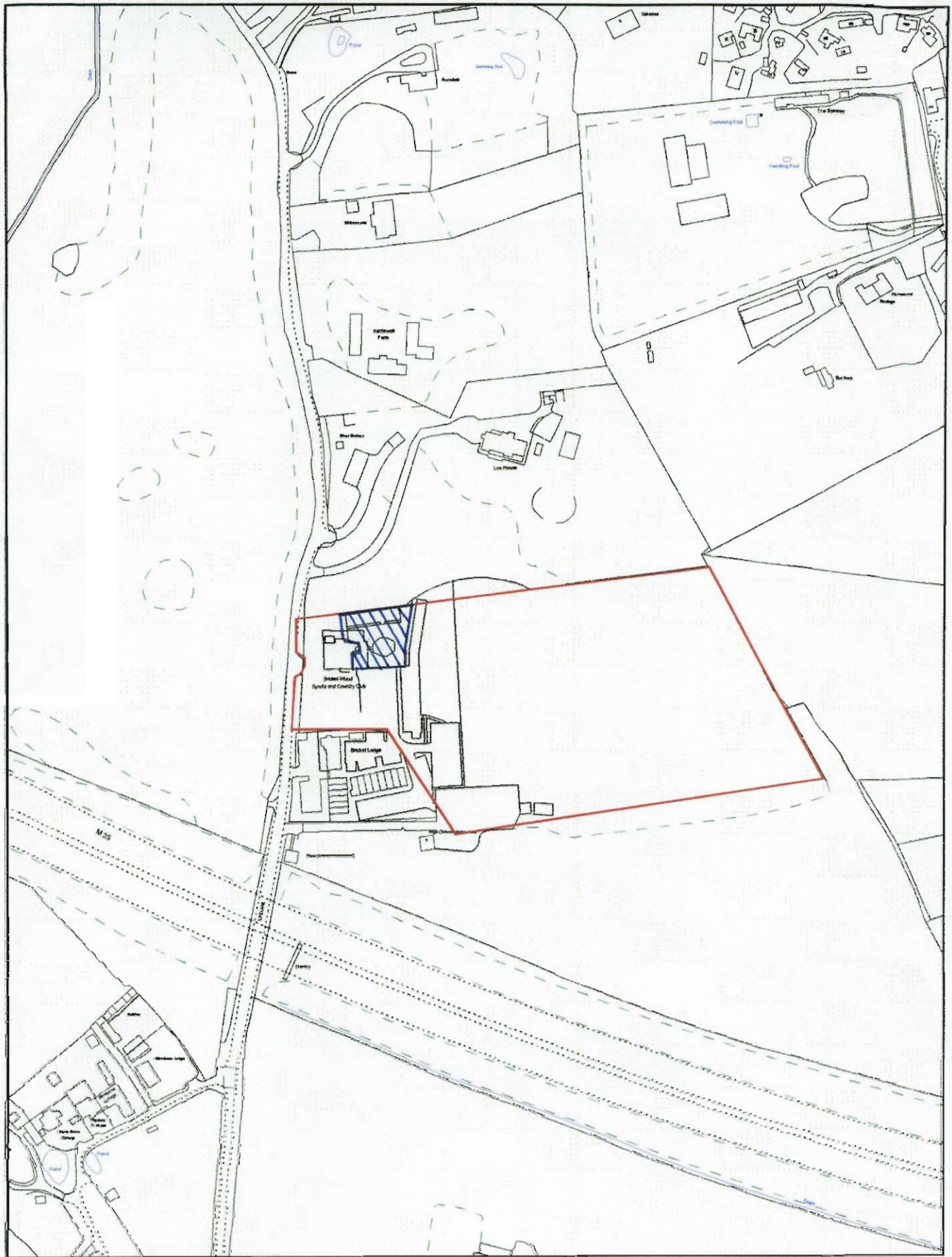
## **ANNEX**

### **Your Right of Appeal**

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed information sheet and information in the letter give details of your rights of appeal.

### **What Happens If You Do Not Appeal**

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



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