

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

Rose and Crown Public House, 91 Southdown Road, Harpenden, 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.
Erection of unauthorised extractor flue and ducting.

4. Reasons For Issuing This Notice

The metallic extraction flue and ducting by reason of its size and design is excessive and the material used creates an industrial feel and presents a prominent feature that fails to preserve or enhance the appearance and character of Southdown Road and Walkers Road, the building and its general locality within the Harpenden Conservation Area. The flue is therefore contrary to Policies 69 (General Design & Layout), 85 (Development within Conservation Areas), and 87 (Locally Listed Buildings) of the St Albans District Local Plan Review 1994.

5. What You Are Required To Do

Remove the metallic extraction flue and ducting making good any resultant damage with materials to match existing building.

6. Time For Compliance

2 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 22 November 2010 unless an appeal is made against it beforehand.

Dated: 11 October 2010

Signed:



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services
St. Albans District Council
District Council Offices, Civic Centre,
St. Peter's Street, St. Albans, Herts. AL1 3JE

On behalf of:

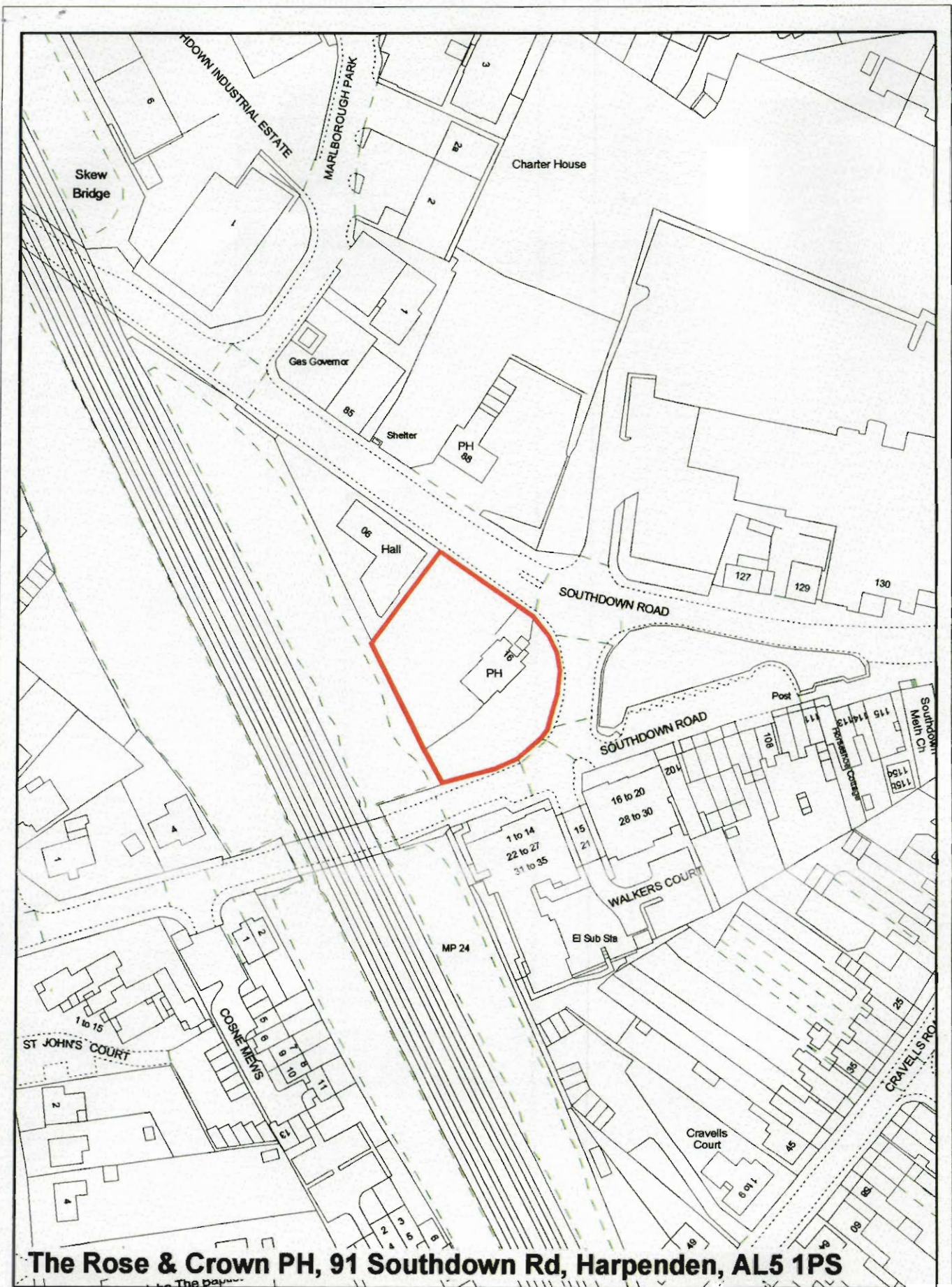
ANNEX

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.



The Rose & Crown PH, 91 Southdown Rd, Harpenden, AL5 1PS

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