

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

2 Redhall End Roestock Lane Colney Heath 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.

Erection of single storey storage cabin (outbuilding) in rear garden (shown edged blue on the attached plan.)

4. Reasons For Issuing This Notice

1. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and St.Albans District Local Plan Review 1994 wherein permission will only be given for the erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The development is inappropriate within the Green Belt which is unacceptable in terms of Policy 5 (Green Belt) of the Hertfordshire Structure Plan 1991-2011 and Policy 1 (Metropolitan Green Belt) of the St.Albans District Local Plan Review and PPG2 – Green Belts. The development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.

2. By reason of its size and prominent siting, the outbuilding has a detrimental impact upon the open character of this rural Green Belt area contrary to the aims of Policies 1 (Metropolitan Green Belt) and 13 (Extensions or Replacement of Dwellings in the Green Belt) of the St.Albans District Local Plan Review 1994 and PPG 2 - Green Belts.

3. The outbuilding is a disproportionate addition to the wider development that was granted permission under planning permission 5/04/2485, which was granted permission on the basis of very special circumstances. The outbuilding is detrimental to the open character of this rural Green Belt area. Furthermore, the cumulative impact of such additions within the development has a detrimental impact upon the character and appearance of the Green Belt. The outbuilding is contrary to the aims of Policies 1 (Metropolitan Green Belt) and 13 (Extensions or Replacement of Dwellings in the Green Belt) of the St.Albans District Local Plan Review 1994 and PPG2 – Green Belts.

5. What You Are Required To Do

1. Remove the single storey storage cabin (outbuilding) including the concrete base.
2. Remove any resulting material from the land and reinstate any loss of vegetation.

6. Time For Compliance

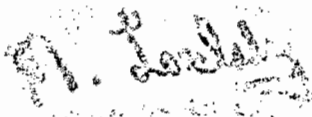
3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 7 April 2011 unless an appeal is made against it beforehand.

Dated: 24 February 2011

Signed:



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

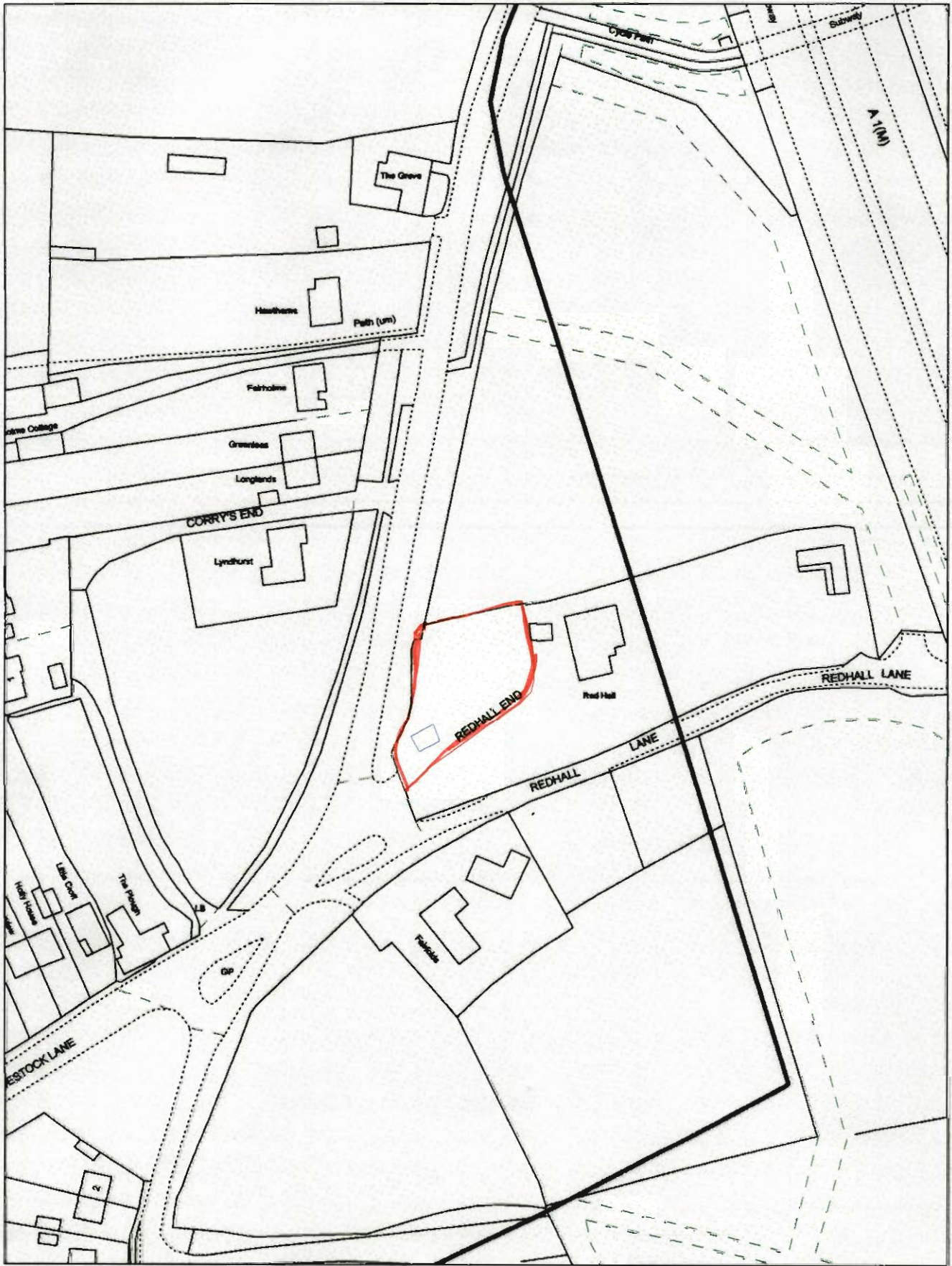
ANNEX

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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