

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

4 Ryder Seed Mews Pageant Road 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.

Insertion of UPVC French doors and windows.

4. Reasons For Issuing This Notice

The replacement UPVC French doors and windows provide an unsuitable window to wall ratio with a wide format and constructed in non traditional materials, does not complement or enhance the overall street frontage. The French doors are not sympathetic to the terrace or its surroundings; and therefore fail to preserve or enhance the character and appearance of the Conservation Area contrary to Policy 85, preamble, (i), (i) c), d) and g) of the St.Albans District Local Plan Review 1994.

5. What You Are Required To Do

Remove the UPVC French doors and replace with timber doors in a style to match the original.

Remove the side window and replace in timber in a style to match the original and position under the existing gauged arch.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

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

Dated: 26 April 2011

Signed:



M Lovelady LLB (Solicitor)

Head of Legal Democratic and Regulatory Services

St.Albans District Council

On behalf of:

District Council Offices, Civic Centre,

St.Peter's Street, St.Albans, Herts. AL1 3JE

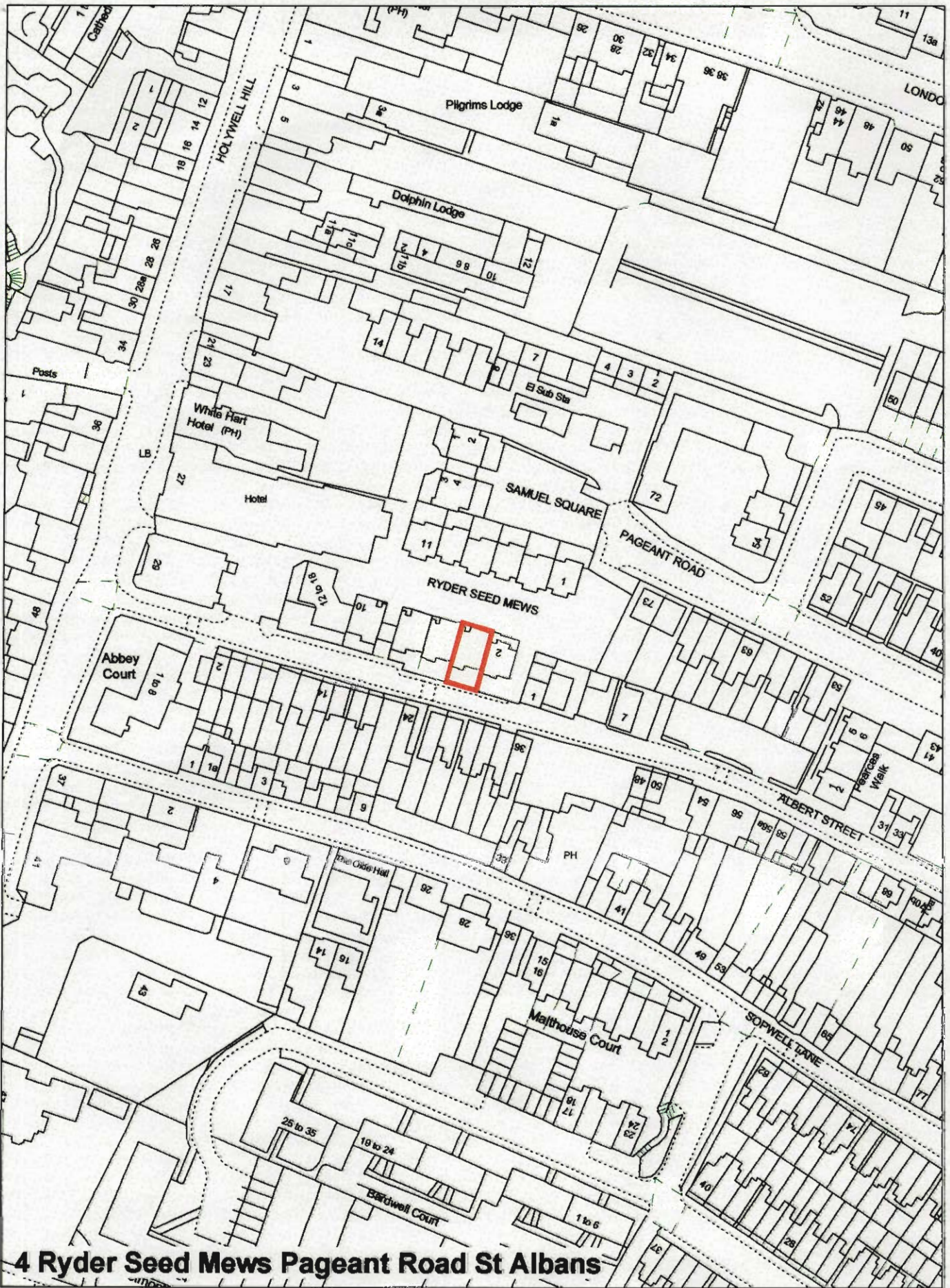
ANNEX

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.



4 Ryder Seed Mews Pageant Road St Albans

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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 hardwood louvred trellis on the boundary of Albert Street (shown in blue on the attached plan).

4. Reasons For Issuing This Notice

The wooden trellis attached to the existing enclosure by reason of its design height and form is discordant, overbearing and visually obtrusive to the street scene. It is detrimental to the character and appearance of the Conservation Area and the Article 4 Direction Area, contrary to Policies 69(i) and 85 (i) of the St.Albans District Local Plan Review 1994.

5. What You Are Required To Do

Remove the wooden trellis on the boundary of Albert Street.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

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

Dated: 26 April 2011

Signed:



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

On behalf of:

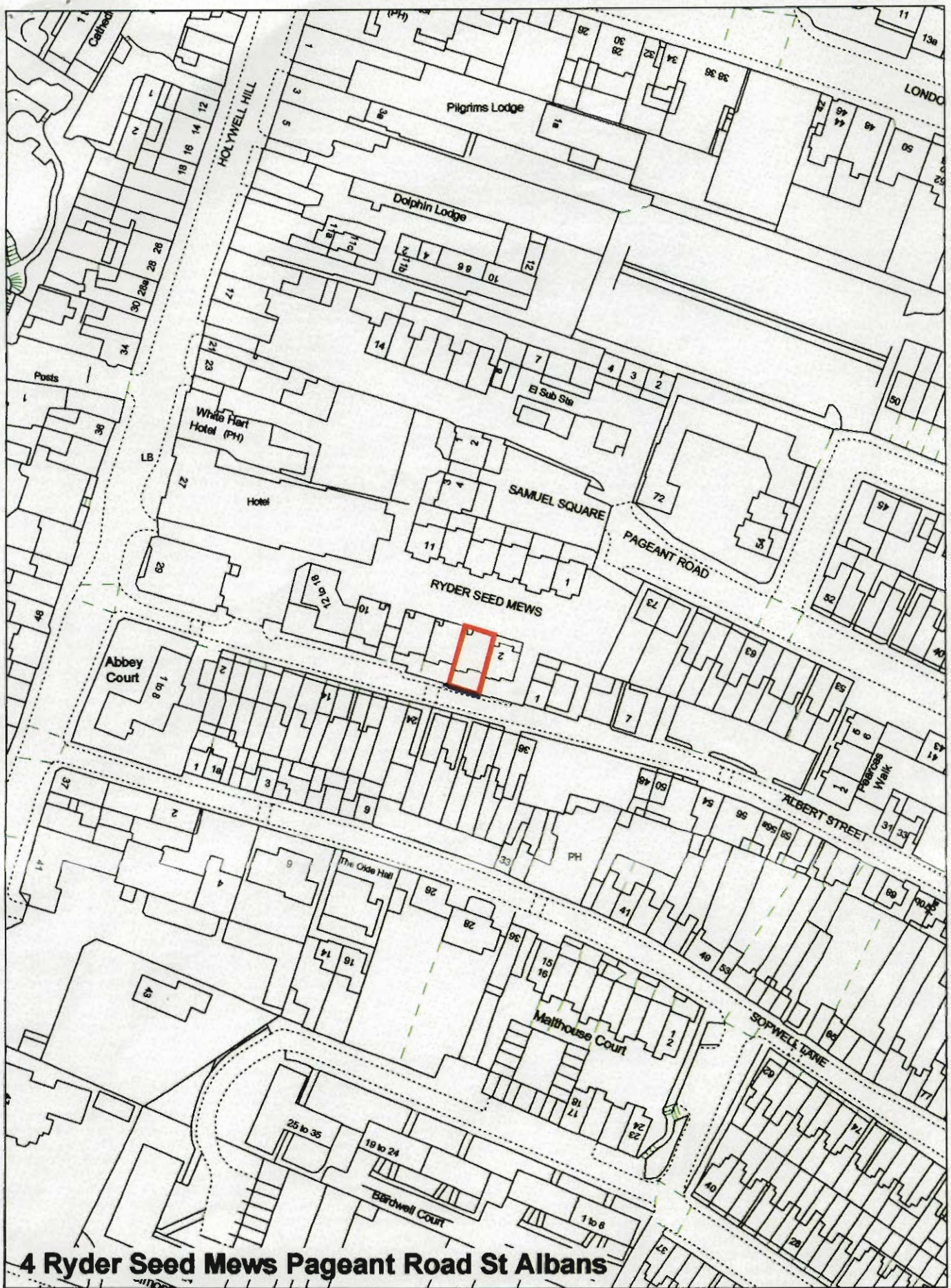
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