

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

90 Sandridge 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.

Without planning permission the unauthorised erection of a means of enclosure consisting of a metal security fence, timber fence and metal gate, measuring 2.2 metres in height along Sandridge Road (shown marked blue on the attached plan.)

Without planning permission the unauthorised erection of metal security fencing measuring 0.4 metres on top of an existing 1.8 metre timber fence, the fence measuring 2.2 metres in total along the southern boundary (shown marked blue on the attached plan).

4. Reasons For Issuing This Notice

The site is located within the St.Albans Conservation Area. The National Planning Policy Framework makes a clear distinction that the planning process should **protect and enhance the local environment, especially** preserving the built and natural heritage whilst reconciling the need for economic growth.

The means of enclosure is by virtue of its height, materials and construction visually dominant within the street scene. It therefore fails to preserve or enhance the character and appearance of the Conservation Area and is therefore contrary to Policies 69 (General Design and Layout) and 85 (Development in Conservation Areas) of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework.

5. What You Are Required To Do

Remove the means of enclosure consisting of a metal security fence, timber fence and metal gate along Sandridge Road and replace with a 1.8 metre close boarded fence in accordance with the approved planning permission 5/10/0660.

Remove the steel security fence on top of and running along the southern boundary.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 11 April 2013 unless an appeal is made against it beforehand.

Dated: 28 February 2013

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:

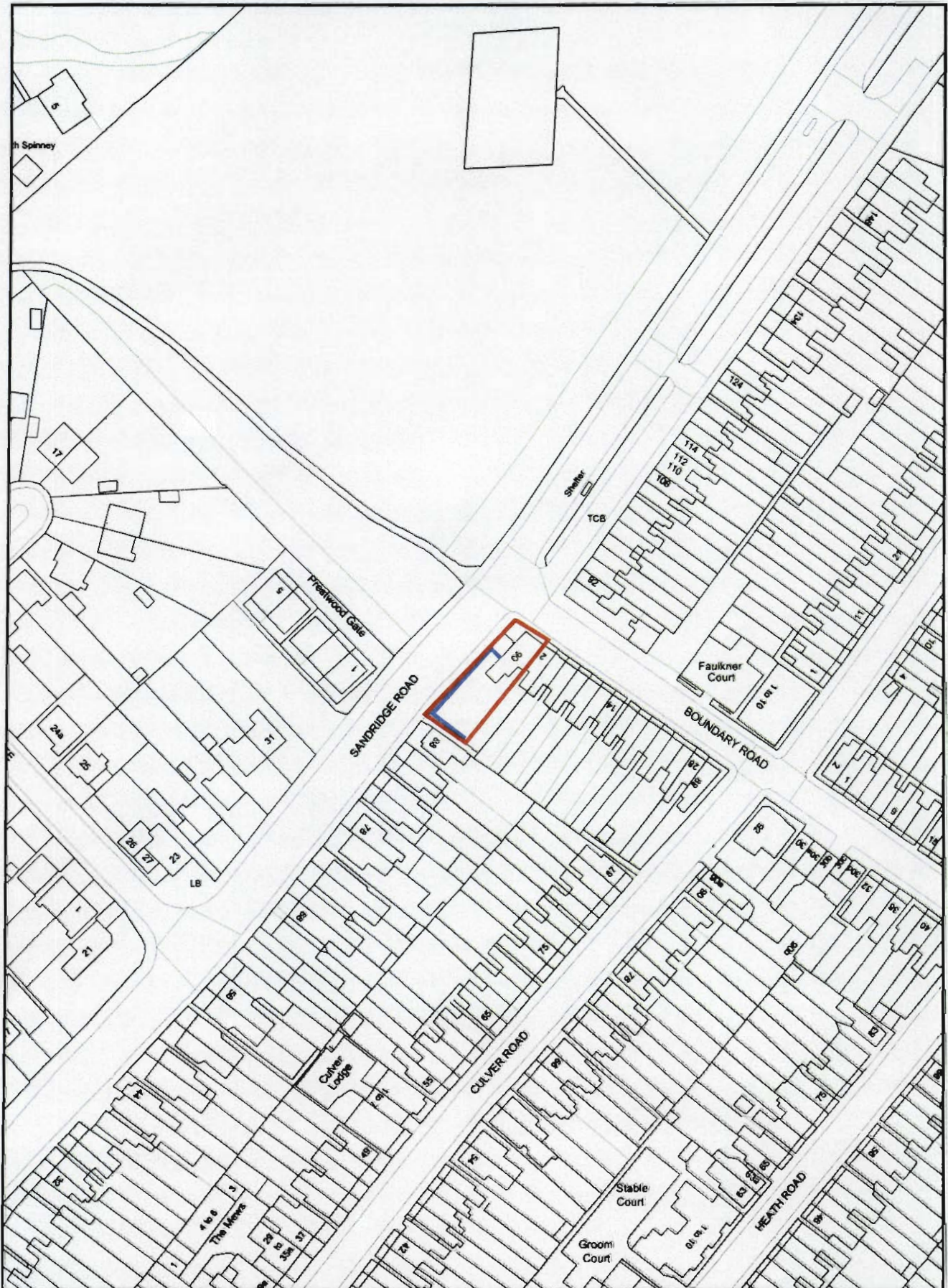
ANNEX

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.



90 Sandridge Road, St Albans, AL1 4AR

