

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE MATERIAL CHANGE OF USE

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

Cuckmans Farm 67 Ragged Hall Lane, Chiswell Green 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 10 years.

Without planning permission the unauthorised change of use of agricultural land, designated Green Belt, to residential use and the consequent unauthorised extension of the residential curtilage resulting in encroachment into the Green Belt.

The southern and western extent of the authorised residential curtilage is shown edged blue and the area of encroachment is shown shaded blue on the attached plan.

4. Reasons For Issuing This Notice

The extension of the domestic curtilage, with the activities and paraphernalia associated with the residential use of the site as an extension of the domestic garden detracts from the open and rural character of the Green Belt. It is inappropriate development in the Green Belt. The resulting encroachment into the countryside conflicts with the aims of Policy 1 of the St. Albans District Local Plan Review 1994 and the guidance contained in the National Planning Policy Framework March 2012.

5. What You Are Required To Do

Remove entirely from the area shaded blue on the attached plan all domestic structures and features associated with a domestic garden and restore the land to agriculture.

Erect a 1.2 metre fence or other means of enclosure to demark the residential curtilage as outlined in drawing 1309/03/Rev K and by the location plan in planning permission Ref 5/2005/1128.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 17 July 2013 unless an appeal is made against it beforehand.

Dated: 5 June 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:

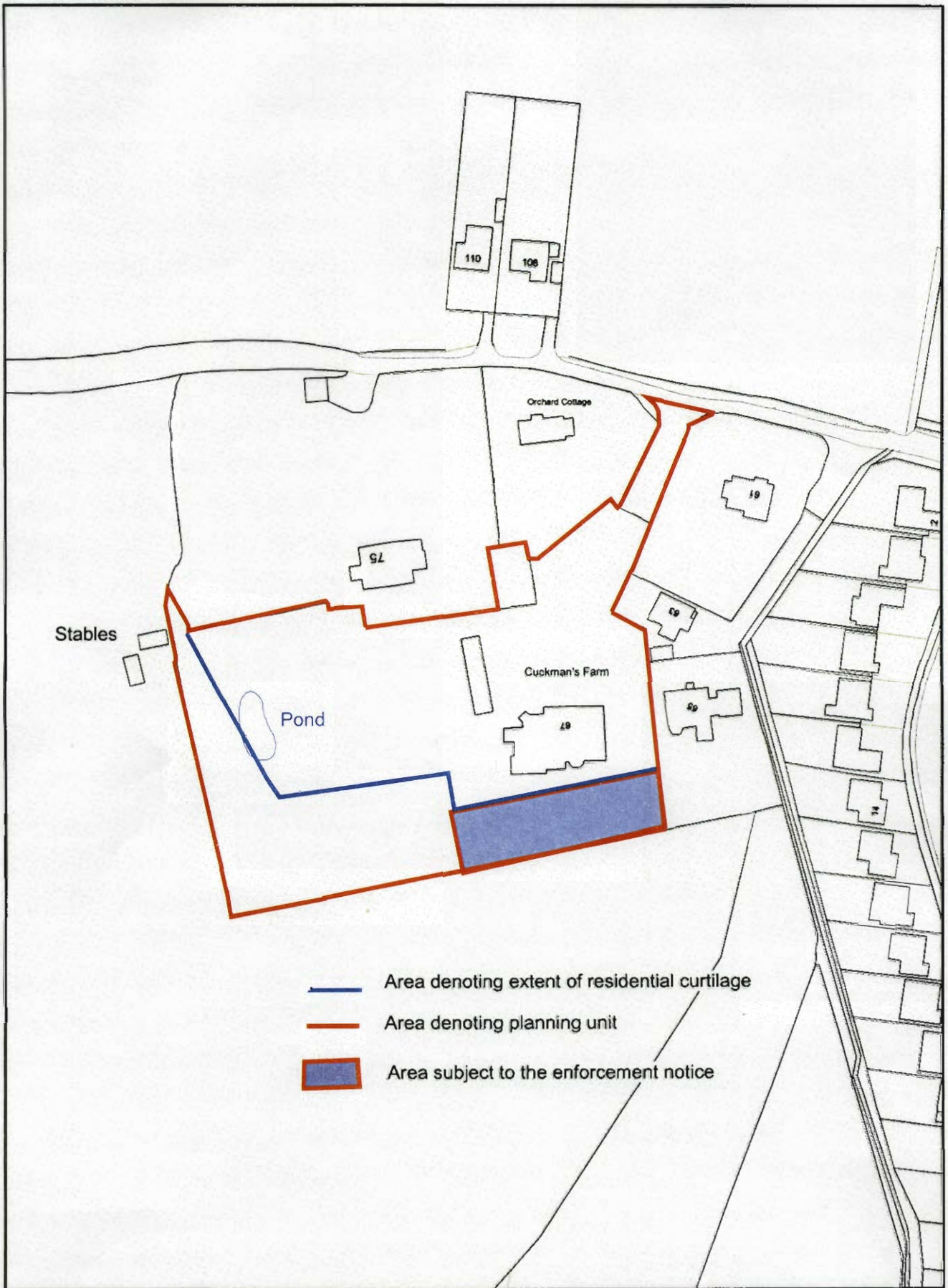
ANNEX

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.



**Cuckmans Farm, 67 Ragged Hall Lane,
Chiswell Green, St Albans, Herts, AL2 3NP**

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St Albans
City & District Council