

## **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**

Land a 162 –164 Radlett Road Frogmore 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 increase in height of roof of outbuilding (shown shaded pink on the attached plan).

#### **4. Reasons For Issuing This Notice**

By reason of the increase in height, scale and volume, it is considered that the current roof is a disproportionate addition over and above the size of the original building and is therefore inappropriate development in the Green Belt. The building also leads to a loss of openness of the Green Belt. The development is therefore inappropriate and contrary to Policies 1 (Metropolitan Green Belt) and 13 (Extensions of dwellings in the Green Belt) of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework (March 2012).

#### **5. What You Are Required To Do**

Remove the dual pitched roof entirely from the building and re-roof to form a flat roof single storey building not exceeding 2.5 metres in height.

**6. Time For Compliance**

3 months after this notice takes effect.

**7. When This Notice Takes Effect**

This notice takes effect on 13 January 2014 unless an appeal is made against it beforehand.

Dated: 2 December 2013

Signed:



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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.



**162-164 Radlett Rd, Frogmore, St Albans,  
Herts, AL2 2EL**

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