

## **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 at 1 St. Stephens Avenue 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 erection of a 1.8 metre fence adjacent to a highway used by vehicular traffic (shown in blue on the attached plan).

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

The 1.8 metre fencing along the front and side boundary sections of Plots 1 and 2 is out of keeping with the style and boundary treatments found in the locality and is detrimental to the visual amenity of the neighbourhood. The fence without sufficient landscaping represents a harsh, abrupt feature harming the open character of the junction of Watford Road and St. Stephens Avenue. The fencing as constructed is contrary to Policy 74 of the St.Albans District Local Plan Review 1994 and the aims and objectives of the National Planning Policy Framework March 2012.

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

Reduce the height of the fence adjacent to the highway to a means of enclosure not exceeding 1 metre in height.

**6. Time For Compliance**

3 months after this notice takes effect.

**7. When This Notice Takes Effect**

This notice takes effect on 11 July 2014 unless an appeal is made against it beforehand.

Dated: 30 May 2014

Signed:



On behalf of:

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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

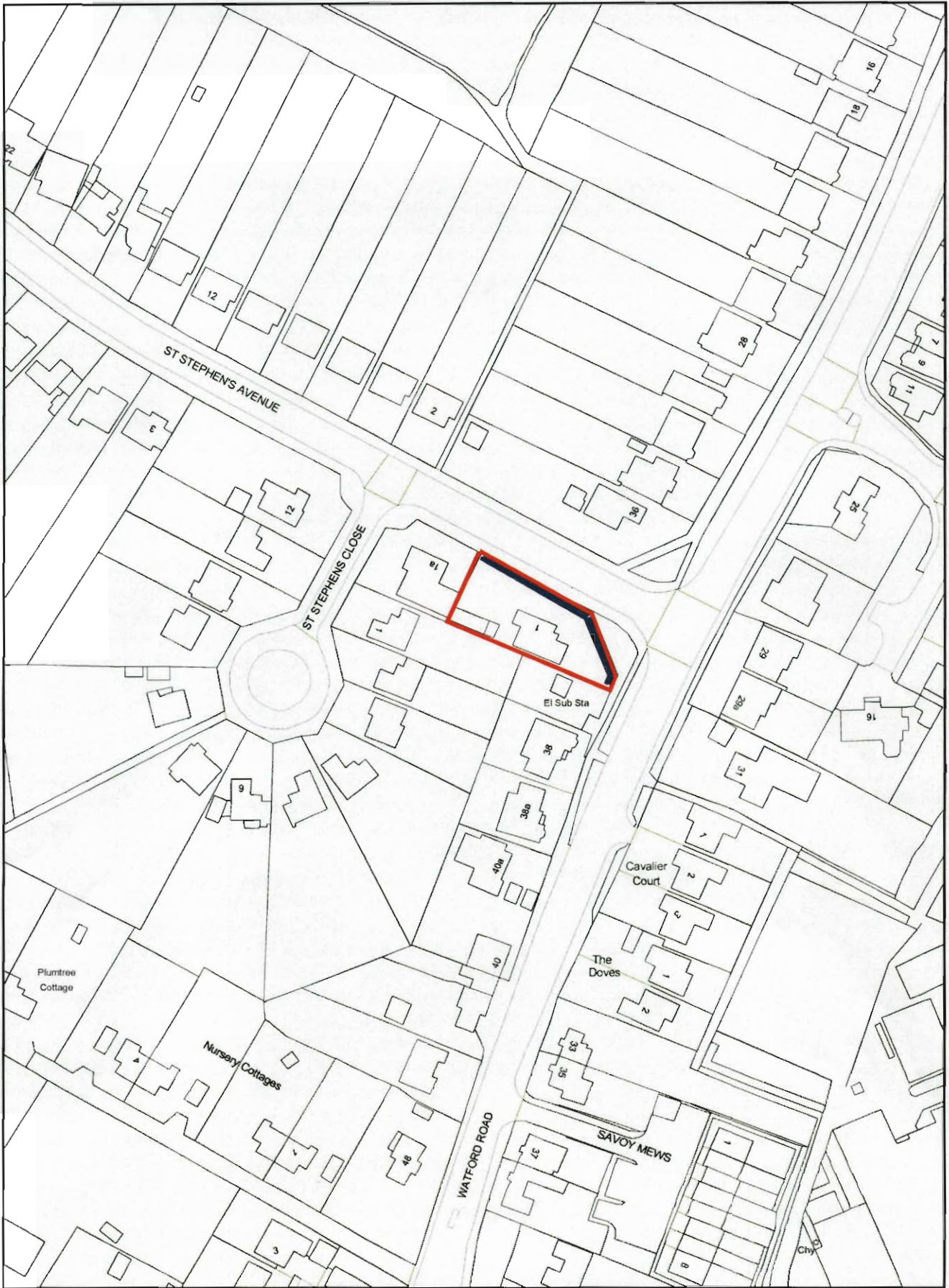
## **ANNEX**

### **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.



**1 St Stephens Avenue, St Albans, Herts  
AL3 4AA**

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**St Albans**  
City & District Council