

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 Leasey Bridge Stables (also known as Leasey Bridge House)
Wheathampstead Road Wheathampstead 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 2 independent stable blocks shown in blue and green on the attached plan.

Without planning permission the stationing of two storage containers shown in pink on the attached plan.

4. Reasons For Issuing This Notice

The site is within the Metropolitan Green Belt wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The stationing of the stable blocks and the storage containers are inappropriate development by virtue of undermining the very special circumstances that justified the grant of planning permission for a new dwelling under reference 5/2010/0214, thereby being harmful to the openness of the Green Belt contrary to Policy 1 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

Remove the stable blocks shown in blue and green on the attached plan and remove the storage containers shown in pink on the attached plan and make good the site.

6. Time For Compliance


9 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:



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.

**Leasey Bridge Livery Yard
Leasey Bridge Farm
Wheathampstead Road
Wheathampstead
Herts, AL4 8HF**

