

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

65a Ox lane Harpenden 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.

Construction of a raised platform in the rear garden.

4. Reasons For Issuing This Notice

Due to its excessive rearward projection, height and close proximity to the boundary the raised platform results in loss of privacy and residential amenity previously enjoyed by the occupiers of No. 67 Ox lane. The development is therefore contrary to Policy 72 (Extensions in Residential Areas) of the St. Albans District Local Plan Review 1994.

5. What You Are Required To Do

1. Remove the raised platform structure from the land.
2. Remove all rubble and materials which may arise from compliance with requirement 1.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect 14 September on 2015 unless an appeal is made against it beforehand.

Dated: 3 August 2015

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.



65a Ox Lane, Harpenden, AL5 4PH



St Albans
City & District Council