

## **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 rear of Hoofprints Lye Lane Bricket Wood 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.

The laying of hardcore on the land without permission.

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

The hardcore which has been laid is an inappropriate form of development in the Green Belt. The hardcore is detrimental to the open character and appearance of the locality, harms the openness of this part of the Green Belt and represents a significant encroachment into the countryside. The development is contrary to Policy 1 (Metropolitan Green Belt) of the St.Albans District Plan Review 1994 and the National Planning Policy Framework 2012.

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

1. Remove the hardcore from the land in its entirety and
2. Reinstate the land in grass following 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 on 21 July 2016 unless an appeal is made against it beforehand.

Dated: 9 June 2016

Signed:



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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.



Land rear of Hoofprints Cottage. Scale 1:1250

