

## **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**

Woodview Lodge 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.

Erection of single storey brick built building without planning permission (shown hatched in black on the attached plan).

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

1. The single storey brick built building represents inappropriate development in the Green Belt, which by definition is harmful to the Green Belt. The building, by reason of its size, scale and siting, has a detrimental impact on the openness of this part of the Green Belt and encroaches into the countryside. No very special circumstances have been presented to support the development. The development fails to comply with the National Planning Policy Framework 2012, Planning Policy for Traveller Sites 2015 and Policy 1 of the St.Albans District Local Plan Review 1994.

2. The building is located within the St. Stephens Plateau Landscape Character Area and Watling Chase Community Forest. The building by virtue of its size, visual character and lack of screening, has a detrimental impact on the natural beauty of the countryside and landscape character in this location. The development therefore fails to accord with Policies 1, 74 and 143A of the St.Albans District Local Plan Review 1994.

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

1. Demolish the single storey brick building (shown hatched black on the attached plan.)
2. Remove all rubble and materials which may arise from compliance with requirement 1 above.

**6. Time For Compliance**

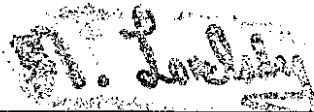
3 months after this notice takes effect.

**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  
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.



**Woodview Lodge, Lye Lane, Bricket Wood. Scale 1:1250**  