

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 149 Hatfield Road St.Albans Hertfordshire
Shown edged red and shaded purple 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 carrying out of development consisting of a first floor side extension, rear roof extension with three side dormer windows to create second floor and alterations to openings and internal alterations to existing first floor two bedroom flat to create four one bedroomed self-contained flats and construction and installation of a ventilation and extraction system and external ducting.

4. Reasons For Issuing This Notice

Given the change in the roof design, the additional height and increase in the angle of the roof pitch, the development that has taken place has a bulky and awkward appearance within the street scene. It lacks compatibility with the design and form of the original building and its neighbour at 151 Hatfield Road, and is not sympathetic to the site's prominent corner location. Overall, the development is dominant within the street scene and harmful to its character and appearance. Consequently, the development is contrary to Policies 69, 70 and 72 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework.

In the absence of any information regarding the ventilation and extraction system and external ducting and associated equipment that has been installed in connection with the ground floor use of the premises as a restaurant, the development potentially has a harmful effect on the living conditions of the occupiers of the flats above and other nearby residents through, noise, smell and general loss of amenity. The development is therefore contrary to Policies 9, 57 and 70 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework.

5. What You Are Required To Do

Re-build in accordance with planning permission 5/2013/1167 and its conditions.

Remove from the land all rubble and building materials arising as a result of compliance with the step above.

6. Time For Compliance

9 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 8 June 2018 unless an appeal is made against it beforehand.

Dated: 27 April 2018

Signed:



Charles Turner
Solicitor to the Council
St.Albans District Council
District Council Offices, Civic Centre,
St.Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

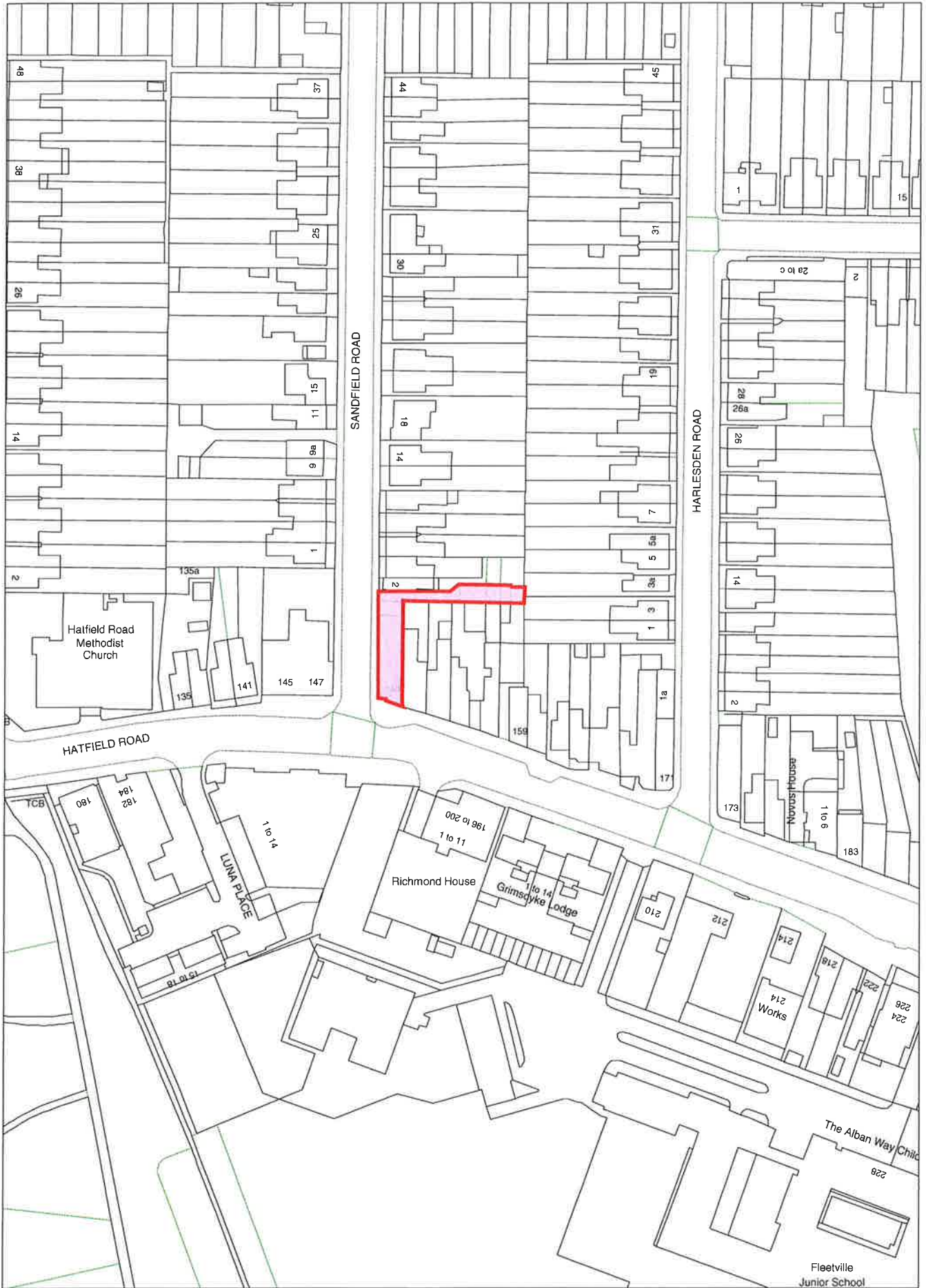
ANNEX

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.



149 Hatfield Road, St Albans AL1 4LB



St Albans
City & District Council