

**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**

White Lion Public House 91 Sopwell Lane 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.

Insertion of kitchen extractor fan, associated ducting, two condensing units and associated wiring into the rear wall.

**4. Reasons For Issuing This Notice**

(i) The new development is unlawful as it is in breach of planning control and the purpose of the notice is to remedy the breach.

(ii) The extractor fan and condensing units result in an unacceptable level of harm to the amenity of local residents by reason of noise and odour. There has been a failure to demonstrate that the fan and condensing units can be operated without causing harm to the amenities of local residents and therefore fails to comply with Policies 9 and 57 of the St.Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework (NPPF) July 2018.

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

(i) Remove the kitchen extractor fan, two condensing units and associated ducting and wiring.

(ii) Upon removal of the extractor fan, condensing units and associated ducting and wiring make good any holes in the rear wall to match the existing original work adjacent in respect of materials used, detailed execution and finished appearance.

(iii) Remove from the land all rubble and building materials from the site arising as a result of compliance with steps (i) and (ii) above.

**6. Time For Compliance**

3 months after this notice takes effect.

**7. When This Notice Takes Effect**

This notice takes effect on 1 November 2018 unless an appeal is made against it beforehand.

Dated: 20 September 2018

Signed:



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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.

