

## **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 Tullochside Hemel Hempstead Road Redbourn 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 brick built structure shown edged blue on the attached plan.

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

The brick built structure constitutes inappropriate development that has an impact on the openness of the Green Belt and an effect on the character and appearance of the land which is situated within the Metropolitan Green Belt. No very special circumstances are apparent to outweigh the harm identified. The development is therefore contrary to Policy 1 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework February 2019.

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

- (1) Demolish and remove the brick built structure and reinstate the land to grass.
- (2) Remove all rubble and building materials resulting from compliance with step(1) above.

#### **6. Time For Compliance**

9 months after this notice takes effect.

## 7. When This Notice Takes Effect

This notice takes effect on 4 December 2020 unless an appeal is made against it beforehand.

Dated: 23 October 2020

Signed:



---

Charles Turner

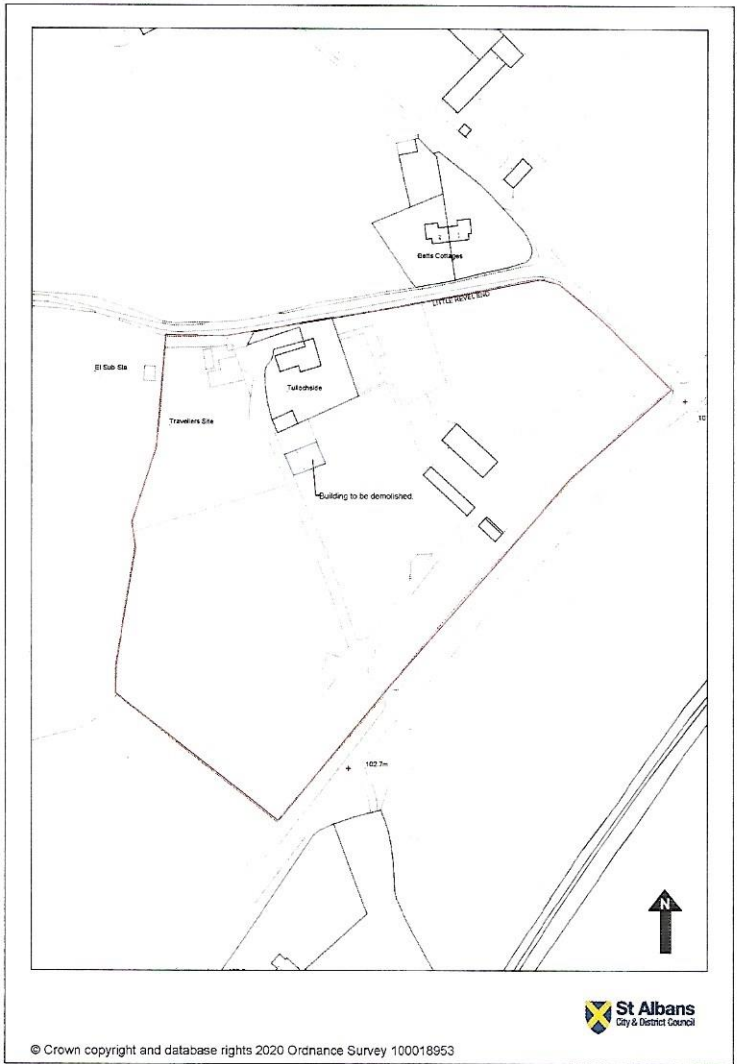
Solicitor to the Council

St Albans District Council

On behalf of:

District Council Offices, Civic Centre,

St Peter's Street, St.Albans, Herts. AL1 3JE



© Crown copyright and database rights 2020 Ordnance Survey 100018953

## **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.