

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE MATERIAL CHANGE OF USE

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 Cottage Lye Lane Bricket Wood St.Albans Herts
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 10 years.

Change of use of agricultural field to land used for the stationing of a mobile home.

4. Reasons For Issuing This Notice

The change of the use of the land from an agricultural field to land for the stationing of a mobile home constitutes a material change of use of the land which fails to preserve the openness of the Metropolitan Green Belt in this location. The unauthorised change of use is therefore inappropriate development in the Metropolitan Green Belt and no very special circumstances are apparent in this case to outweigh the "in principle" harm. Harm to openness is contrary to Policy 1 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework 2019.

5. What You Are Required To Do

1. Remove the mobile home and any other materials associated with it from the land.
2. Cease the use of the land for the stationing of a mobile home.
3. Return the land to that of an agricultural grassed field.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 17 February 2021 unless an appeal is made against it beforehand.

Dated: 6 January 2021

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:



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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.