

**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**

56 Windermere Avenue 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.

Unauthorised erection of first floor rear extension.

**4. Reasons For Issuing This Notice**

By reason of its flat roof form the first floor extension represents an unsympathetic addition which is harmful to the character and appearance of the original building and local area. The extension fails to comply with Policies 69 (General Design and Layout) and 72 (Extensions in Residential Areas) of the St.Albans District Local Plan Review 1994 and the National Planning Policy Framework 2019.

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

1.Remove the first floor rear extension and reinstate the property to its former state in accordance with the existing floor and elevations drawing number WMA.01.01.A dated 3.8.2016 submitted with planning application 5/2020/1327 received on 18 June 2020.

2.Make good any damage to the building to match the existing original work to the property so as to be undisturbed by the unauthorised works in respect of materials used, detailed execution and finished appearance.

3.Remove from the land all rubble and building materials as a result of complying with the above steps.

**6. Time For Compliance**

6 months after this notice takes effect.

**7. When This Notice Takes Effect**

This notice takes effect on 26 May 2021 unless an appeal is made against it beforehand.

Dated: 14 April 2021

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.

Site Plan for 56 Windermere Avenue, St Albans, Hertfordshire, AL1 5QN

