

## **IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

### **ENFORCEMENT NOTICE**

**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**

39 The Broadway, Gustard Wood, Wheathampstead, Hertfordshire, AL4 8LW ('the Land') - shown edged red on the attached Notice Plans.

### **3. The Matters Which Appear To Constitute The Breach Of Planning Control**

Without planning permission, the erection of a two storey side, partial two storey rear, loft conversion and single storey rear extension.

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

The development is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of dwellinghouses. The enlarged dwelling has resulted in a disproportionate addition over and above the size of the original building, and is considered to be inappropriate development which is by definition harmful, and has resulted in an adverse impact on the open character and visual amenity in the Green Belt when compared to the existing situation.

The development is contrary to the aims of Policy W1 (Location of Development), Policy W8 (Character of Development) and Policy W9 (High Quality Design of Development) of the Wheathampstead Neighbourhood Plan, Policy 1 (Metropolitan Green Belt), Policy 13 (Extensions or Replacement of Dwellings in the Green Belt), Policy 69 (General Design and Layout) and Policy 72 (Extensions in Residential Areas) of the St. Albans District Local Plan Review 1994, and the guidance set out in the National Planning Policy Framework 2024.

It is therefore expedient that enforcement action should be taken against the breaches of planning control that have occurred, having regard to the provisions of the development plan and to other material considerations.

## 5. What You Are Required to Do

- i. Demolish the unauthorised extensions and alterations and return the dwelling to as shown in the existing plan and elevations shown as planning number MMCHP/TB/SHE 1 (appendix 3).
- ii. Remove from the land all building material and debris resulting from the removal of the extensions and make good the dwelling.

## 6. Time For Compliance

Nine (9) months

## 7. When This Notice Takes Effect

This notice takes effect on 24<sup>th</sup> October 2025, unless an appeal is made against it beforehand.

Dated: 24<sup>th</sup> September 2025

Signed:



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Lisa Searle

Planning Enforcement Lead (Sharec

On behalf of: St Albans City & District Council  
District Council Offices, Civic Centre  
St Peter's Street, St. Albans, AL1 3JE

## **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.

**APPENDIX 1:  
Enforcement Notice Plan**

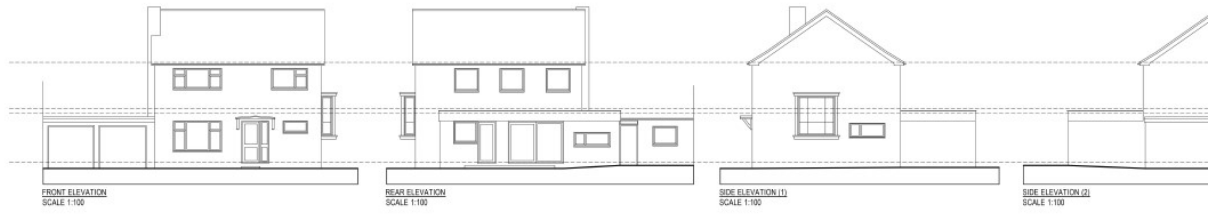


**APPENDIX 2: Photos of Unauthorised Development**





### APPENDIX 3: Existing plans and elevations No. MMCHP/TB/SHE 1





# The Planning Inspectorate Yr Arolygiaeth Gynllunio

## **INFORMATION SHEET - THIS IS IMPORTANT**

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details below.

**You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.**

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.

Customer Support Team  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Direct Line: 0303 444 5000