

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: Welwyn Hatfield District Council ("the Council")

1. THIS IS A FORMAL NOTICE which is issued by the Council being the local planning authority for the purposes of section 172 of the above Act because it appears to them that there has been a breach of planning control, under section 171A(1)(a) 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 9 Southfields, Welwyn Garden City, Hertfordshire AL7 4ST, shown edged red on the attached plan

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH
OF PLANNING CONTROL

Without planning permission, change of use of the building on the land from the authorised use as a warehouse unit to that of a mixed use comprising a warehouse and retail outlet for the sale of furniture direct to the public

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The unauthorised use of the building for the sale of furniture direct to the public is not an acceptable use in the designated employment area and is detrimental to the amenities of the neighbouring businesses due to the increased motor vehicle parking caused by customers attending the premises in this already congested area. The unauthorised use is contrary to Development Plan policies and generates very little employment.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

(i) Cease using the building on the land at 9 Southfields, Welwyn Garden City, for retail sales direct to the public

Time for compliance: two calendar months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on the 10TH day of NOVEMBER 2000 ("the effective date") unless an appeal is made against it beforehand.

ISSUED this 15TH day of SEPTEMBER 2000

WELWYN HATFIELD DISTRICT COUNCIL
COUNCIL OFFICES
THE CAMPUS
WELWYN GARDEN CITY
HERTS AL8 6AE

Signed: M J Davies
.....
M.J. DAVIES
SOLICITOR TO THE COUNCIL
REF. RR/DEV/2/14/161

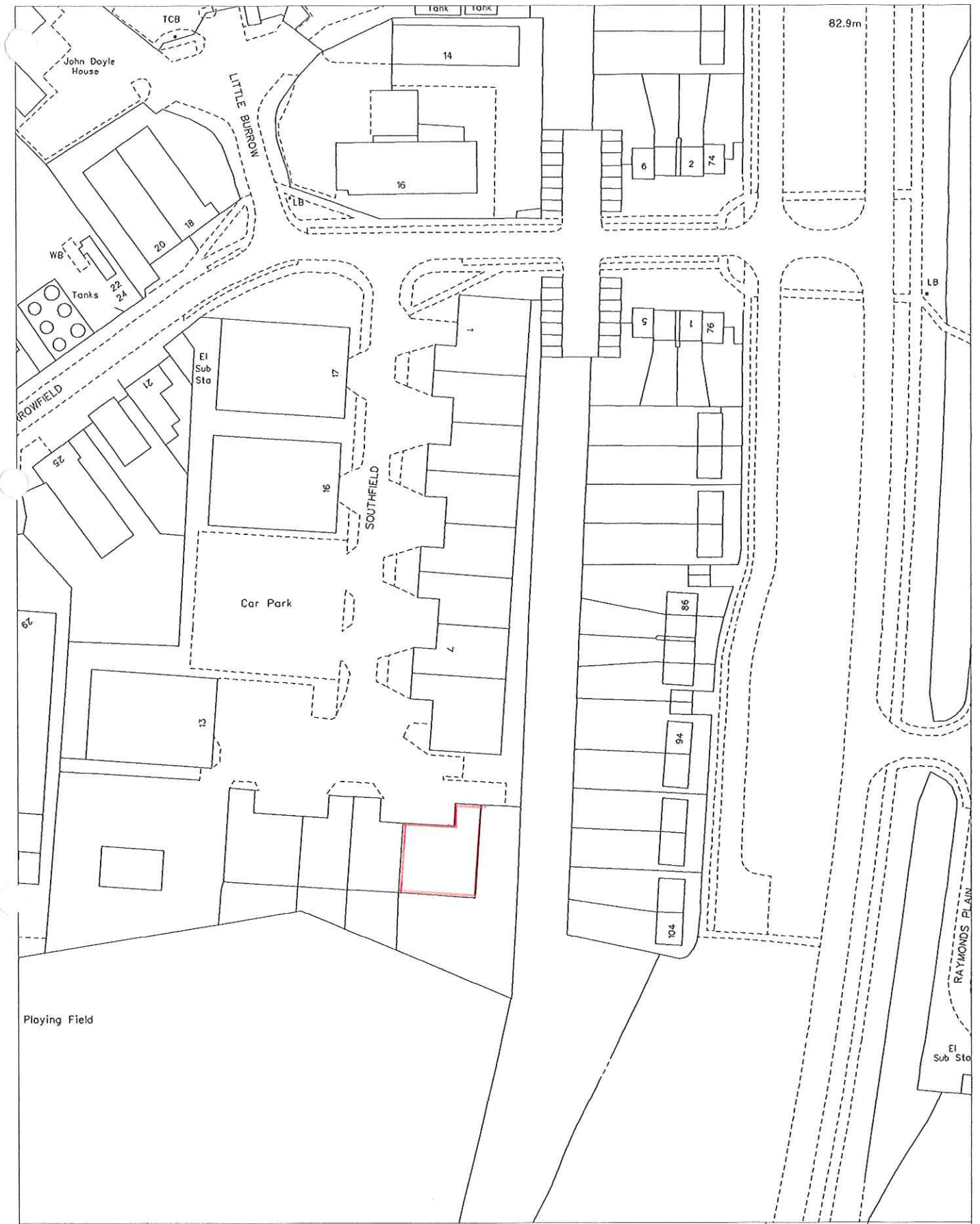
ANNEX

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 for the Environment (Planning Inspectorate) before the effective date given in paragraph 6 above. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State for the Environment (Planning Inspectorate) if you decide to appeal, to the address shown on the appeal form. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed. You will then be notified by the Department of Environment (Planning Inspectorate) of the appropriate fee and be required to pay such fee direct to the Department. Please also send the second copy of the appeal form and enforcement notice to the Solicitor to the Council at the address shown above, quoting the reference given above, so that the Solicitor can inform the Local Planning Authority of your appeal to the Secretary of State for the Environment. The other is for you to keep for your own records.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date specified in paragraph 6 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(s) specified in paragraph 5 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.



82.9m



WELWYN
HATFIELD
COUNCIL

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DRAWN	DATE
M. Walker	23/03/99
SCALE	1: 1250
DRAWING NO.	1