

TP/EN/04/1998

97/028

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: 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.

2. THE LAND AFFECTED

Land and building at and known at 21 Wigmores North, Welwyn Garden City, Hertfordshire shown edged red on the attached plan (hereinafter called "the Building")

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, within the Welwyn Garden City Conservation Area, erected and affixed over the first floor windows of the Building three black canopies with the words "ANDRE" on each in white.

4. REASONS FOR ISSUING THIS NOTICE

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

The canopies, by virtue of their incongruous and prominent position at first floor level on the frontage of the Building have an adverse impact upon the architectural integrity and symmetry of the block and thereby harm the character and appearance of the Welwyn Garden City Conservation Area, contrary to Policy BEV10 and BEV13 of the Welwyn Hatfield District Plan Alterations No.1 Adopted 2.3.1998

The Council do not consider that planning permission should be given, because planning conditions could not overcome this objection to the unauthorised development.

5. WHAT YOU ARE REQUIRED TO DO

Remove the canopies and restore the Building to its original condition.

Time for compliance: NINE MONTHS after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on the 11th day of May 1998 ("the effective date") unless an appeal is made against it beforehand

ISSUED this 16th day of March 1998

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

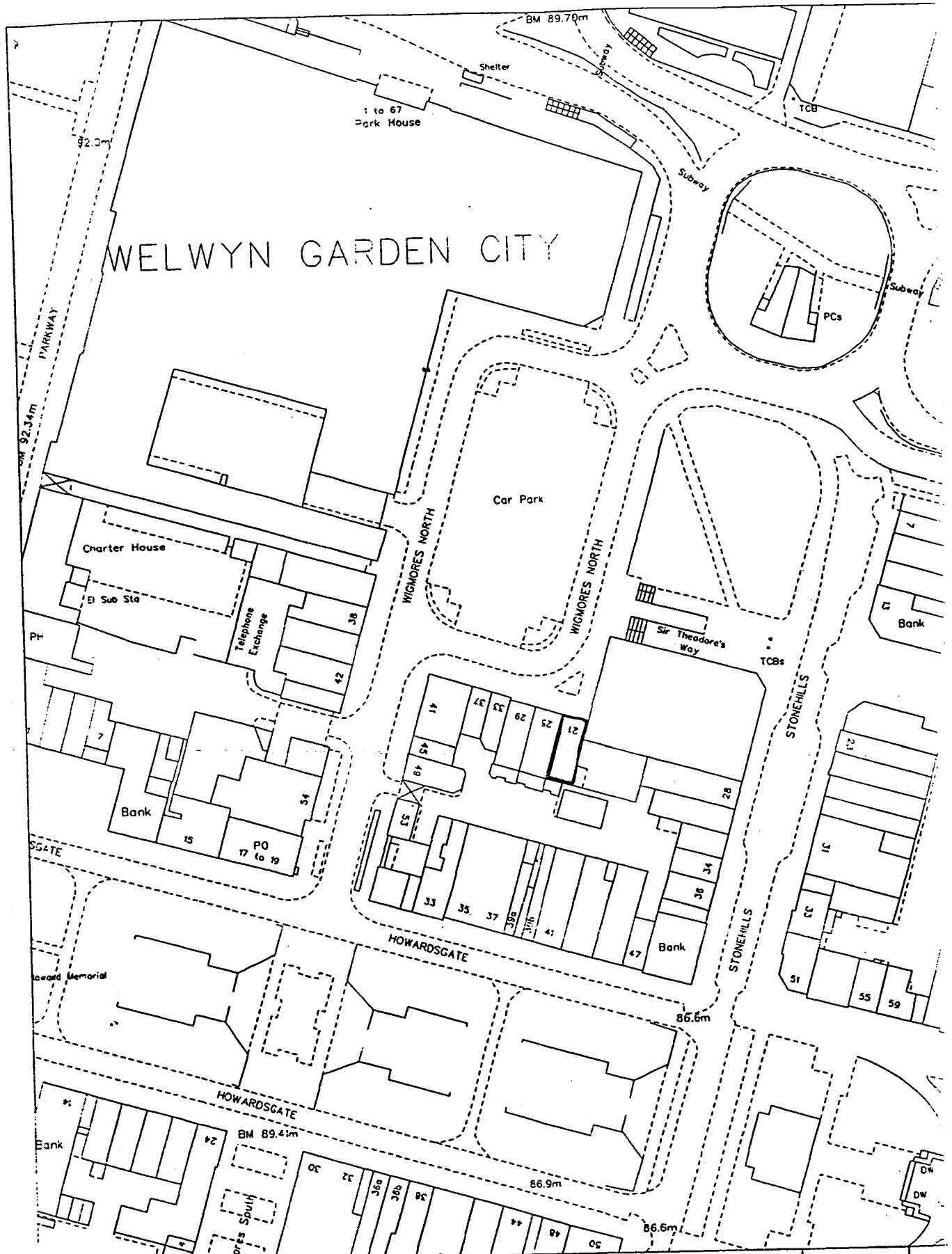
SIGNED:- *M J Davies*
.....
SOLICITOR TO THE COUNCIL
Ref. RR/Dev2/14/223
ANNEX


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 effective date. 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 if you decide to appeal to the address shown on the appeal form. The other is for you to keep as a duplicate for your own records. 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 the Environment of the appropriate fee and be required to pay such fee direct to the Department.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.




**WELWYN
 HATFIELD
 COUNCIL**

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