



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: Dacorum Borough Council

Dacorum Borough Council reference: E/23/00123/NPP

1. THIS FORMAL 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 Church Road, Little Gaddesden, Berkhamsted, Hertfordshire, shown edged red on the attached plan.

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

Without planning permission, unauthorised erection of field shelter/building

4. REASONS FOR ISSUING THIS NOTICE

The development has taken place within the past 4 years so does not benefit from immunity under 171b of the Town and Country Planning Act 1990.

The site is within the Chilterns Area of Outstanding Natural Beauty (AONB) and the rural area, part of the land (to the NW boundary) sits within the Conservation Area. The Northern part of the site is within an Area of Archaeological Significance in the area of Little Gaddesden Church. All parts of the site are criss-crossed by several PROWs.

This site is sensitive to development and, as such, the LPA confirmed an Article 4 Direction in November 2019 which removed certain permitted development rights including means of enclosure/fencing.

The outbuilding erected has a significant adverse and harmful impact to the immediate area and wider countryside is considered to result in significant harm to the openness, character and appearance of the AONB and Conservation Area. The development fails to conserve, preserve or enhance the special nature of the AONB, Conservation Area and the open rural area.

The outbuilding is therefore contrary to the aims of local and national policies, specifically CS7, CS10, CS11, CS12, CS24, CS27 & CS27 of the Dacorum Core Strategy (September 2013) and the NPPF.

5. WHAT YOU ARE REQUIRED TO DO

In connection with the alleged unauthorised developments at Section 3 above:

1. Demolish the outbuilding outlined in blue on the attached plan.
2. Remove all materials generated from step 1 off the land.

6. TIME FOR COMPLIANCE

Two months

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **9th June 2023** unless an appeal is made against it beforehand.

Dated: 28th April 2023



Signed:

Philip Stanley
Head of Development, Development and Regeneration

On behalf of: Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN

Nominated Officer: Kyle Dalton, Principal Planning Enforcement Officer, Assistant Team Leader of Specialist Services
Telephone Number: 01442 228506

ANNEX

THE RIGHT OF APPEAL

An appeal can be made against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice.

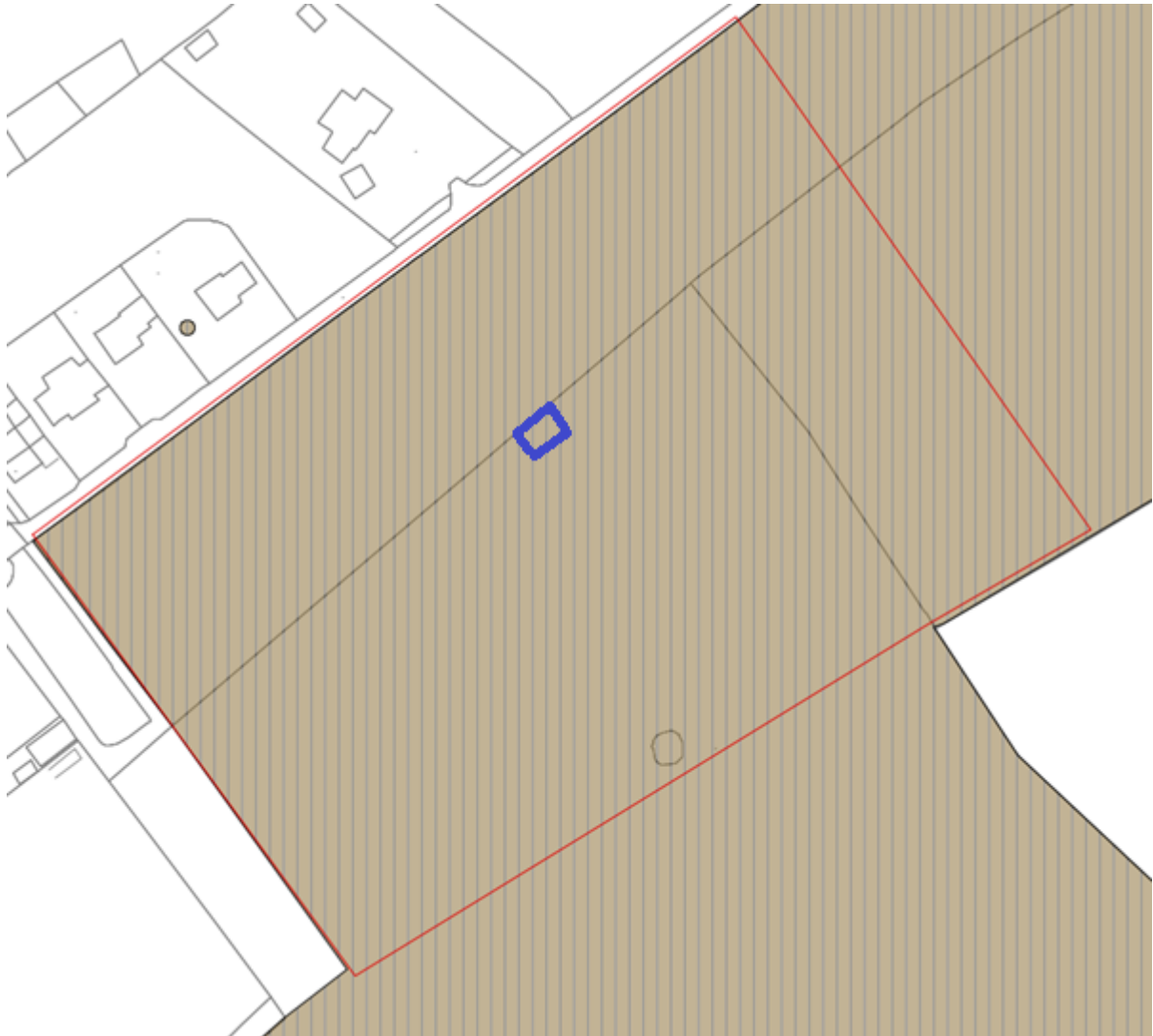
The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal, which is also available at the following link:
<http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>

WHAT HAPPENS IF THE NOTICE IS NOT APPEALED

If this enforcement notice is not appealed, 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[s] 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.

E/23/00123/NPP LAND AT CHURCH LANE

Date 28/04/2023



Enforcement
Dacorum Borough Council
The Forum
Marlowes
Hemel Hempstead
Herts
HP1 1DN