

**RE: The Chequers Public House, 121 North Street, Hornchurch RM11 1ST**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

- TO:**
1. The Owner of the said land.
  2. The Occupier of the said land.
  3. Jagtar Singh Sandhu of 420 Brentwood Road, Romford RM2 6DH.
  4. Jagtar Singh Sandhu of 386 High Street North, Manor Park, London E12 6PH.
  5. Mr R Muca, of 420 Brentwood Road, Romford RM2 6DH.
  6. The Company Secretary, Svenska Handelsbanken AB (PUBL) (incorporated in Sweden) (Company No. FC014392) of 2<sup>nd</sup> Floor, 4M Building, Malaga Avenue, Manchester Airport, Manchester M90 3RR.
  7. The Company Secretary, Svenska Handelsbanken AB (PUBL) (incorporated in Sweden) (Company No. FC014392) of 3 Thomas More Square, London E1W 1WY

**ISSUED BY:** London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by the London Borough of Havering ("the Council") because it appears to the Council that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. The Council considers 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**

The land and property known as The Chequers Public House, 121 North Street, Hornchurch RM11 1ST, (registered under title no. EGL418182) and shown outlined in bold black on the attached plan ("the Land").

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission the unauthorised change of use of that part of the Land shown cross hatched on the attached plan, from use as a car park ancillary to The Chequers Public House to use as a hand car wash ("the Car Park").

#### **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 change of use, by reason of noise and general disturbance caused by machinery used on site and vehicles parking and manoeuvring, has a materially detrimental affect on the residential amenity of occupiers of surrounding properties.

The car wash operation reduces the availability of parking for The Chequers Public House. The loss parking facilities for the pub results in an unacceptable overspill of vehicles onto the adjoining roads to the detriment of highway safety and residential amenity.

The ingress and egress of vehicles, associated with the car wash, from the Car Park onto Billet Lane is materially harmful to the free flow of traffic and detrimental to highway safety.

The timber structure, erected on the Land in association with the unauthorised use, which has the appearance of a cabin, by reason of its prominent position and poor design, appears unacceptably dominant and visually intrusive in the streetscene and is harmful to the appearance of the surrounding area.

The unauthorised change of use is contrary to Policies DC32, DC33, DC36 DC51, DC52 and DC61 of the Local Development Framework Core Strategy and Development Control Policy (Development Plan Documents)

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

The Council has previously refused two retrospective applications for planning permission, application references P1441.11 and P0028.12, for a change of use of the Car Park to a hand car wash. The Council refused the applications for the reasons aforesaid.

#### **5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease use of Car Park as a car wash.

Time for compliance: 3 months from the effective date of this notice.

- (ii) Remove the buildings, including the timber structure, machinery and other installations, including advertising signage, brought onto the Land in connection with the unauthorised use and in compliance with (i) above.

Time for compliance: 3 months from the effective date of this notice.

- (iii) Restore the Land to the condition prior to the commencement of the unauthorised use as a car wash.

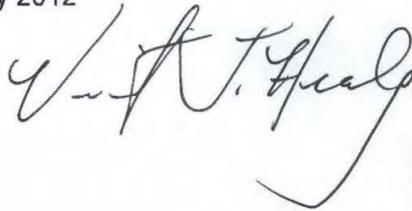
Time for compliance: 3 months from the effective date of this notice.

**6. WHEN THIS NOTICE TAKES EFFECT**

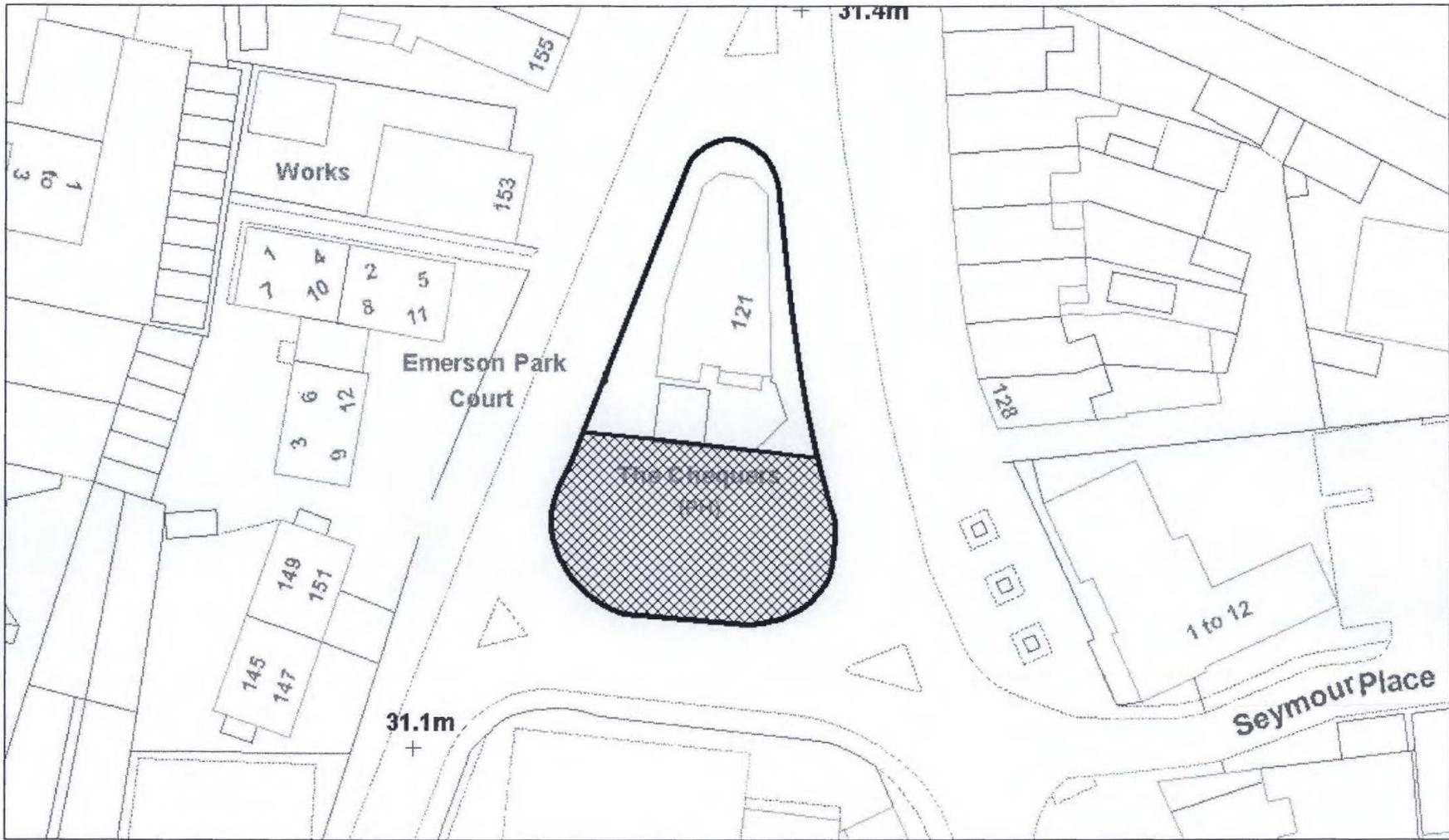
This Notice takes effect on 10 August 2012, unless an appeal is made against it beforehand

Dated: 4 July 2012

Signed:



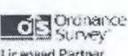
Authorised Officer  
on behalf of London Borough of  
Havering  
Town Hall  
Main Road, Romford RM1 3BD



<p>121 NORTH ST, HORNCHURCH RM11</p>	<p>Map Reference: TQ5387NE Date: 02/07/2012</p>	<p>Scale @ A4 1:500</p>	<p>Scale 0 4 8 12 16 20 m</p>
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**Havering**  
London Borough of Havering  
 Town Hall, Main Road  
 Romford, RM1 3BD  
 Tel: 01708 434343




  
 National Street View  
 Licensed Partner

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### **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by 10 August 2012. Further details are given in the attached explanatory note.

### **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 10 August 2012 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 the Notice.

**FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.**

## **EXPLANATORY NOTES**

### **STATUTORY PROVISIONS**

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) is enclosed with this Notice.

### **YOUR RIGHT OF APPEAL**

You can appeal against this Notice, but any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Secretary of State before 10 August 2012.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

### **GROUND OF APPEAL**

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Notice, planning permission ought to be granted, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the Enforcement Notice were not served as required by section 172;
- (f) that steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

### **PLANNING APPLICATION FEE**

Should you wish to appeal on Ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £335.00 is payable both to the Secretary of State and to the Council making the total fees payable £670.00. If the fees are not paid then that ground of appeal will not be valid.

## **STATEMENT ON GROUNDS OF APPEAL**

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring him, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

## **RECIPIENTS OF THE ENFORCEMENT NOTICE**

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner of the said land.
2. The Occupier of the said land.
3. Jagtar Singh Sandhu of 420 Brentwood Road, Romford RM2 6DH.
4. Jagtar Singh Sandhu of 386 High Street North, Manor Park, London E12 6PH.
5. Mr R Muca, of 420 Brentwood Road, Romford RM2 6DH.
6. The Company Secretary, Svenska Handelsbanken AB (PUBL) (incorporated in Sweden) (UK co. Regn. No. FC014392) of 2<sup>nd</sup> Floor, 4M Building, Malaga Avenue, Manchester Airport, Manchester M90 3RR.
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