

RE: THE LAND AT THREE HORSESHOES FARM NOAK HILL ROAD
ROMFORD RM3 7LD

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. James Benjamin Mason, Grove Side, School Road, Kelvedon Hatch, Brentwood, Essex CM15 0DW
 4. Duncan Gabriel, Noak Hill Equestrian Centre, Three Horseshoes Farm, Noak Hill Road, Romford RM3 7LD

ISSUED BY: London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by 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. 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

The Land at Three Horseshoes Farm Noak Hill Road Romford RM3 7LD shown edged black in bold on the attached plan(hereinafter called " the Land " on Map1).

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission the erection of a single storey building on the said land shown hatched black on the attached plan (called Map 2).

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 building in question was substantially completed less than four years ago. The site lies within the Metropolitan Green Belt. The building constitutes an unacceptable increase in the built up appearance of the site and is therefore visually intrusive upon the open character of the Green Belt. It is contrary to development plan policies and harmful to the visual amenities of the area. The

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

In making its decision to issue this Notice the Council considered that the inappropriate development was harmful within the Green Belt according to the Local Development Framework DC45. Policy DC45 is consistent with the Government's advice on Green Belts (PPG2) as the unauthorised development does not fall within paragraph 3.4 of PPG2, as it is not used for agricultural purposes, nor, due to its excessive size, is it essential for any outdoor sport or recreational purposes.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the single storey building shown hatched black on the attached Map 2 from the Land shown on the attached Map 1

Time for compliance: 6 months from the effective date of this notice.

- (ii) Remove from the Land on Map1 all rubble and associated building materials resulting from compliance with (i) above.


Time for compliance: 6 months from the effective date of this notice

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 21st February 2011, unless an appeal is made against it beforehand.

Dated: 7th January 2011

Signed:



Authorised Officer

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

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State before 21st February 2011. Further details are given on the information sheet from the Planning Inspectorate which accompanies this Notice.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 21st February 2011 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 copy 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

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 21st February 2011.

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

GROUND OF APPEAL

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds :- 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 or, as the case may be, the condition or limitation concerned ought to be discharged :

- (a) that those matters have not occurred;
- (b) that those matters (if they occurred) do not constitute a breach of planning control;
- (c) 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;
- (d) that copies of the enforcement notice were not served as required by section 172;
- (e) that the 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;
- (f) 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 £ 170. 00 is payable both to the Secretary of State and to the Council, making the total fees payable £ 340.00. 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 a notice so requiring, 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. James Benjamin Mason, Grove Side, School Road, Kelvedon hatch, Brentwood, Essex CM15 0DW.
4. Duncan Gabriel, Noak Hill Equestrian Centre, Three Horseshoes Farm, Noak Hill Road, Romford RM3 7LD.

MAP 1



Three Horseshoes Farm. Noak Hill Road. Romford RM3 7LD



Havering
LONDON BOROUGH

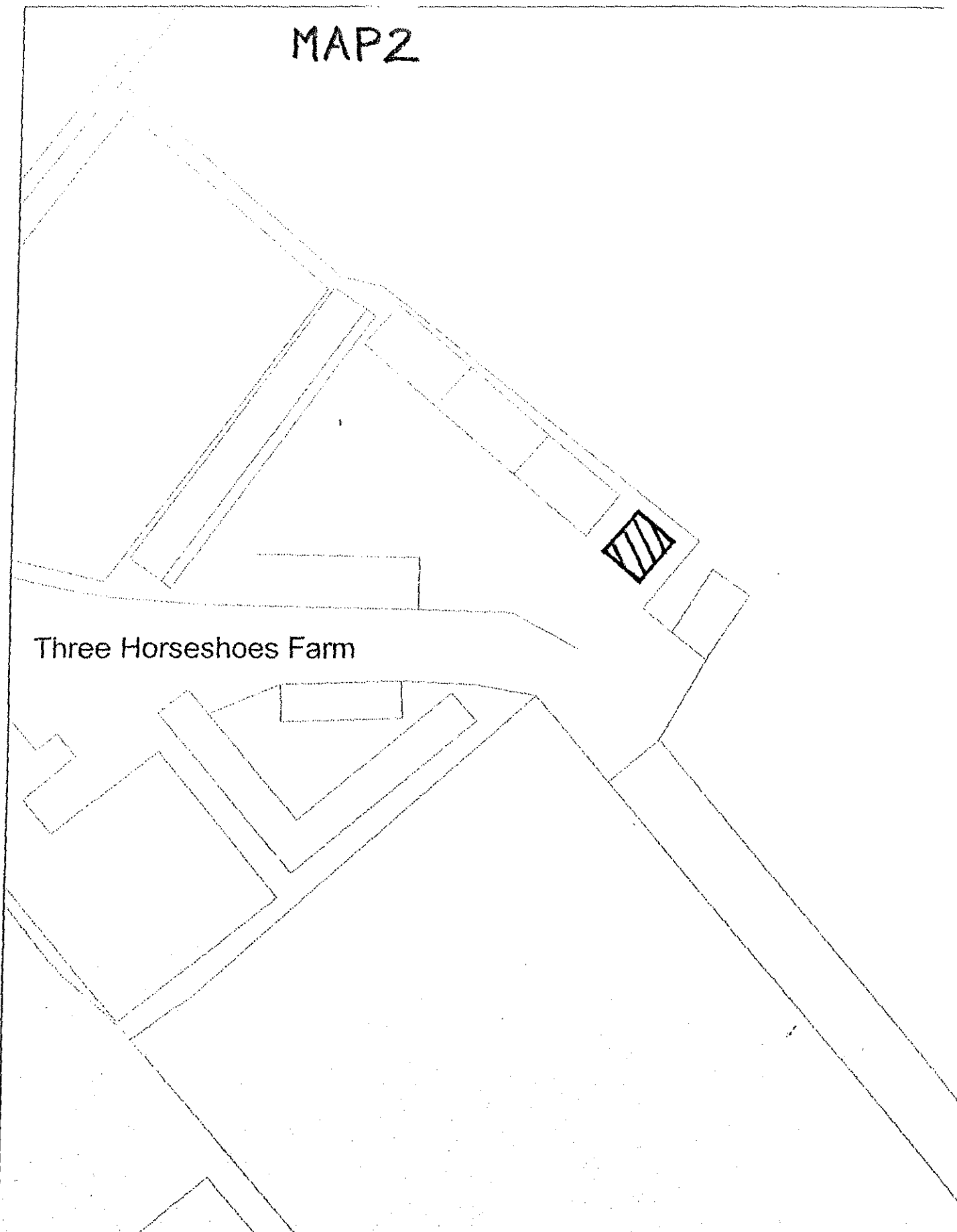


Scale @ A4 1:2500

Havering
Council
100 Broadwater
Hall, Main Road
Romford, RM1 3BD
Tel: 0208 434343

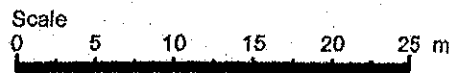
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MAP 2



Three Horseshoes Farm

Three Horseshoes Farm, Noak Hill Road, Romford RM3 7LD



Scale @ A4 1:500



Havering
LONDON BOROUGH



Ordnance Survey

London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 434343

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