

**RE: Land lying to the North west of Noak Hill, Lakeview Park,  
Cummings Hall Lane, Noak Hill Road, Romford RM3 7LE.**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT NOTICE D**

- TO:**
1. The Owner of the said land
  2. The Occupier of the said land
  3. Wyldecrest Properties Limited, Lakeview Park, Noak Hill Road, Romford RM3 7LE
  4. Wyldecrest Properties Limited, 590 Green Lanes, London N13 5RY
  5. The Company Secretary, Abbey National PLC ( Co. Regn. No. 2294747), 2 Triton Square, Regents Place, London NW1 3AN.

**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 lying to the North West of Noak Hill, Lakeview Park, Cummings Hall Lane, Noak Hill Road, Romford RM3 7LE shown edged black on the attached plan ( hereinafter called " the land " ).

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

Without planning permission the increase in height of the former piggery buildings shown on the land crosshatched black on the attached plan.

**4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breaches of planning control have occurred within the last four years. The increase in height of the former piggery buildings in

question was substantially completed less than four years ago. The site lies within the Metropolitan Green Belt. The increase in height of the buildings appear as visually intrusive and inappropriate development within the Green Belt and affect the openness and character of the area. 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 unauthorised use is contrary to the following policies of the Local Development Framework : policies DC61 and DC45.

## 5. WHAT YOU ARE REQUIRED TO DO

- (1) Reduce the height of the former piggery buildings on the land shown crosshatched black on the attached plan to their former height of approximately 2 metres

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

- (2) Remove from the land shown cross-hatched black on the attached plan all building materials, rubble, machinery, apparatus, and equipment arising from compliance with the first requirement above

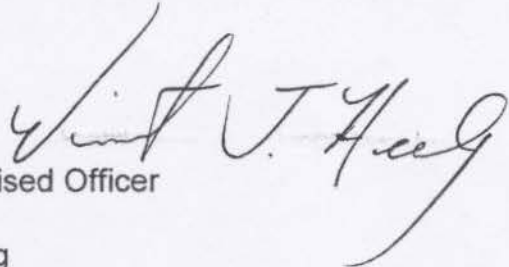
Time for compliance: 6 months from the effective date of this notice

## 6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 10<sup>th</sup> April 2009, unless an appeal is made against it beforehand

Dated: 13<sup>th</sup> February 2009

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 Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 10<sup>th</sup> April 2009. 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. 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.

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

If you do not appeal against this Enforcement Notice, it will take effect on 10<sup>th</sup> April 2009 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 10th April 2009. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. If you appeal you should use the enclosed appeal forms. Two copies are for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State a copy of the Enforcement Notice.

### **GROUND OF APPEAL**

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 and are also set out on page 2-5 of the enclosed appeal forms.

### **PLANNING APPLICATION FEE**

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £670.00 is payable both to the Secretary of State and to the Council. 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:

- TO:**
1. The Owner of the said land
  2. The Occupier of the said land
  3. Wyldcrest Properties Limited, Lakeview rk, Noak Hill Road, Romford  
RM3 7LE
  4. Wyldcrest Properties Limited, 590 Green Lanes, London N13 5RY

5. The Company Secretary, Abbey National PLC ( Co. Regn. No. 2294747 ), 2 Triton Square, Regents Place, London NW1 3AN.



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**Lakeview Caravan Park. Cummings Hall Lane. Noak Hill.**

Map Reference: TQ5393SW  
 Scale: 1:2500

Date: 12/11/2008



 London Borough of Havering  
 Planning Department  
 Mercury House, Mercury Gardens  
 Romford, RM1 3SL  
 Tel: 01708 434343

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