

**RE: 7 SLEWINS LANE, HORNCHURCH, RM11 2BZ
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. Michael Edward Gibbs, 7 Slewins Lane, Hornchurch, RM11 2BZ
 4. Janet Elizabeth Gibbs, 7 Slewins Lane, Hornchurch, RM11 2BZ
 5. Bristol & West PLC, PO Box 27, One Temple Quay, Bristol, BS99 7AX

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 7 Slewins Lane, Hornchurch, RM11 2BZ shown edged black on the attached plan ("the Land").

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

Without planning permission, an unauthorised change of use from a residential dwelling house falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) to a mixed use of commercial and residential. The commercial use includes vehicle sales, storage of vehicles and parts, body repairs and a recovery vehicle being parked in the rear of the property in connection with and consistent with a commercial use falling outside Class C3.

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 change of use is unauthorised and not acceptable in close proximity to residential properties.

The unauthorised use has lent a material commercial appearance to the property and the use for motor related activities, including body repairs, causes material harm to residential amenity by reason of noise and disturbance. This is harmful to the residential character and the streetscene and is contrary to the objectives of Policy ENVI of the Havering Unitary Development Plan.

Planning conditions are unlikely to address the adverse affects on the residential amenity.

5. WHAT YOU ARE REQUIRED TO DO

- (i) cease vehicle sales and storage of vehicles and parts

Time for compliance: one month from the effective date of this notice.

- (ii) Remove the recovery vehicle parked in the rear of the property

Time for compliance: one month from the effective date of this notice.

- (iii) Remove all machinery, equipment, apparatus, vehicles and parts of vehicles brought on to the site or in the case of parts broken on site

Time for compliance: one month from the effective date of this notice.

- (iv) Return the site to its original residential use

Time for compliance: one month from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 20 January 2006, unless an appeal is made against it beforehand

Dated: 16 December 2005

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 by the 20 January 2006. 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 20 January 2006 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 20 January 2006. 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 1991 and are also set out on pages 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 use - then a fee of £220 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

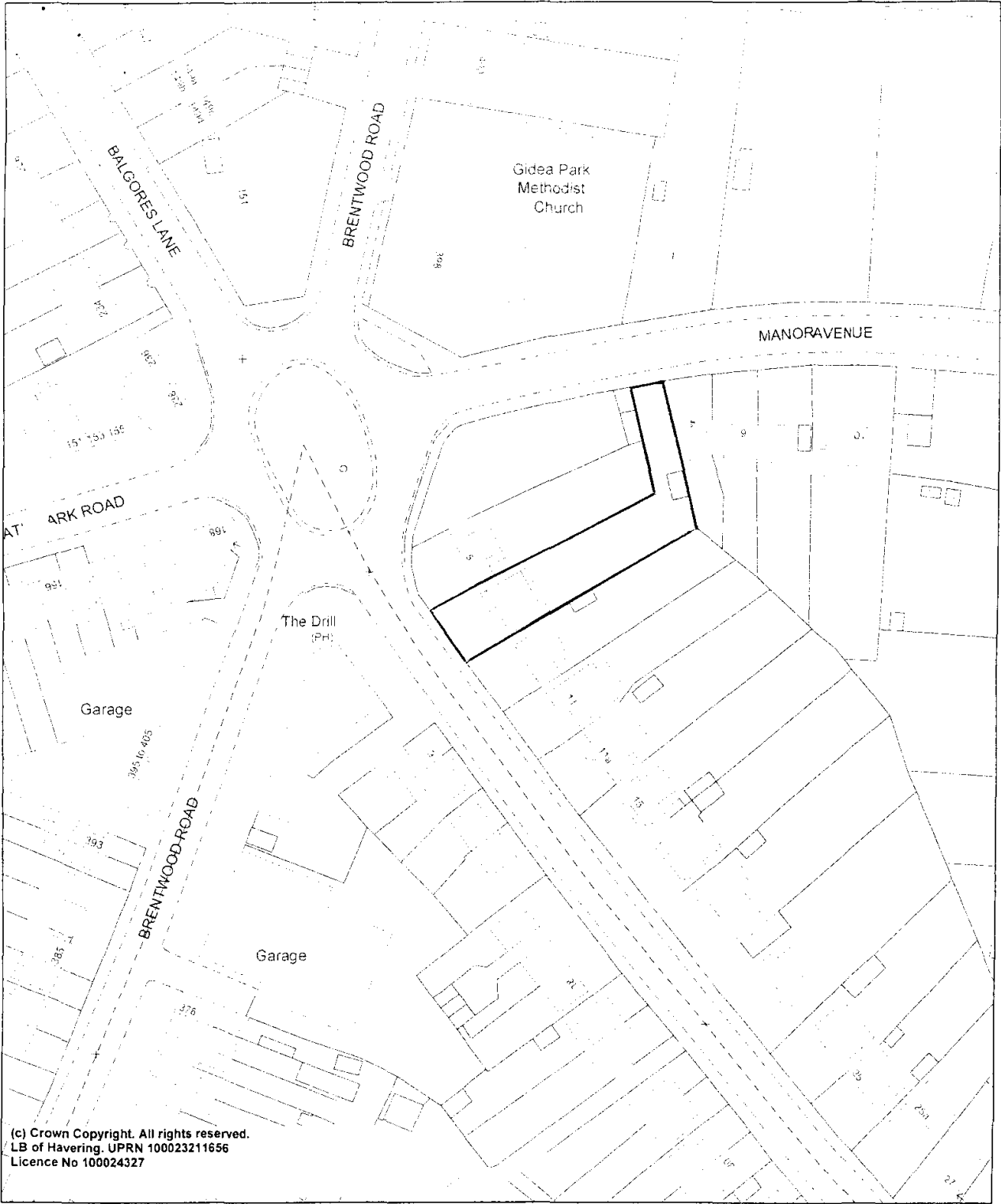
You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring him, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly 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. Michael Edward Gibbs, 7 Slewins Lane, Hornchurch, RM11 2BZ

4. Janet Elizabeth Gibbs, 7 Slewins Lane, Hornchurch, RM11 2BZ
5. Bristol & West PLC, PO Box 27, One Temple Quay, Bristol, BS99
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	Map Reference: TQ5388NW Date: 08/11/2005	Scale: 1:1000	
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	London Borough of Havering Planning Department Mercury House, Mercury Gardens Romford, RM1 3SL Tel: 01708 434343
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