

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

BREACH OF CONDITION NOTICE

ISSUED BY: HAVERING LONDON BOROUGH COUNCIL

TO:

1. Mr K. Uppal, 33 Cranston Park Avenue, Upminster. RM14 3UT.
2. Mr B. Chahal, 33 Cranston Park Avenue, Upminster. RM14 3UT.
3. Mr K. Uppal, Bruce Allen Llp, 3rd Floor, Scottish Mutual House, 27-29 North Street, Hornchurch, Essex, England, RM11 1RS.
4. Mr B. Chahal, Bruce Allen Llp, 3rd Floor, Scottish Mutual House, 27-29 North Street, Hornchurch, Essex, England, RM11 1RS.
5. Company Secretary, Cranston33 Limited, Bruce Allen Llp, 3rd Floor, Scottish Mutual House, 27-29 North Street, Hornchurch, Essex, England, RM11 1RS
6. Mr.J.B.Brookes, Havering Architectural Service, 126 Pettits Lane, Romford RM1 4EJ
7. Occupiers, 33 Cranston Park Avenue, Upminster. RM14 3UT
8. The Owner, 33 Cranston Park Avenue, Upminster. RM14 3UT
9. LLOYDS BANK PLC, Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton. WV9 5HZ

1. **THIS IS A FORMAL NOTICE** which is issued by the Council, under section 187A of the above Act because they consider that conditions imposed on a grant of planning permission, relating to the land described below have not been complied with. It considers that you should be required to comply with the conditions specified in this notice.

2. **THE LAND AFFECTED BY THE NOTICE**

The land and premises known as 33 Cranston Park Avenue, Upminster RM14 3UT, shown edged in black on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is for the permission granted by the Council on 19th May 2017 for the demolition of existing bungalow, subdivision of plot, provision of a pair of semi-detached houses with rooms in roof and rear dormer to each and vehicle crossover at front, in respect of planning permission ref: P1639.16.

4. **THE BREACH OF CONDITIONS**

The following conditions have not been complied with:

Condition 7 of planning permission P1639.16 granted on 19th May 2017 has not been complied with; waste has been burned on site.

Condition 7

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. **The burning of waste on the site at any time is specifically precluded.**

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

5. THE FOLLOWING ACTIVITIES ARE REQUIRED TO CEASE TO SECURE COMPLIANCE WITH THE CONDITIONS

Within 28 days from the date of service of this notice:

1. Cease all burning of waste on the site.
2. Remove from the site any equipment which sole purpose is to facilitate the burning of waste.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect **immediately** when it is served on you or you receive it by postal delivery.

Dated: 21st September 2018



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David Colwill

Position: Team Leader Planning Enforcement and Appeals

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall
Main Road Romford RM1 3BD

WARNING

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is £1,000 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with the Planning Enforcement and Appeals Technician (Planning Enforcement), Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 433 174).

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you on what this procedure involves.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE

