

**RE: TWO STOREY BUILDING, R/O 117 VICTORIA ROAD, ROMFORD, RM1 2LX.
IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

ENFORCEMENT NOTICE

ISSUED BY: London Borough of Havering (herein after referred to as "the Council")

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 **TWO STOREY BUILDING, R/O 117 VICTORIA ROAD, ROMFORD, RM1 2LX**, the two storey building, the subject of this Notice is cross hatched and the whole site is edged in black on the attached plan.

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

Without planning permission, the material change of use of a two storey building, constructed for studio/office use, into a self-contained residential unit (Class C3).

4. **REASONS FOR ISSUING THIS NOTICE**

1. It appears to the Council that the above breach of planning control has occurred "within the last FOUR years" and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any amenity or injury which has been caused by the breach.
2. The unauthorised development results in unacceptably cramped internal layout and limited and poor quality of amenity space provision which is materially harmful to the amenity of present and future occupiers contrary to the NPPF, London Plan Policy 3.5 Quality and Design of Housing Developments, Policies DC4 and DC61 of Havering Core Strategy and Development Control Policies DPD.
3. The unauthorised development would, by reason of inadequate on site car parking provision and likely exiting of the site in a reverse gear, result in unacceptable vehicle manoeuvres and overspill of car parking provision onto the adjoining roads to the detriment of highway safety and residential amenity, contrary to policies DC4 and DC32 of Havering Core Strategy and Development Control Policies DPD.
4. The unauthorised development, which is surrounded by predominantly commercial uses is out of character with the area and the introduction of a noise sensitive residential use adjacent to noise generating activities,

would be detrimental to the amenity of existing and future occupiers contrary to the NPPF, London Plan Policy 3.5 Quality and Design of Housing Developments, policies DC4, DC55, and DC61 of Havering Core Strategy and Development Control Policies DPD.

5. The Council does not consider that planning permission should be granted because conditions attached to any consent would not overcome these problems.

6. WHAT YOU ARE REQUIRED TO DO

This Enforcement Notice requires that within **THREE MONTHS** from the effective date of this Notice to:

- (i) Cease using the two storey building as a self-contained residential unit;
And
- (ii) Return the internal layout to the layout that existed prior to the unauthorised residential conversion as shown on the attached plan ref: PLAN 1;
And
- (iii) All materials and debris associated with steps (i) & (ii) above, shall be totally removed from the site.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **24th January 2019**, unless an appeal is made against it beforehand

Dated: **20th December 2018**

Signed: *David Colwill*

DAVID COLWILL
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 the **24th January 2019**. 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 **24th January 2019** 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 **24th January 2019**.

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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£462.00** is payable both to the Secretary of State and to the Council, making the total fees payable **£924.00** 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, 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, 117 Victoria Road, Romford, RM1 2LX.
2. The Occupier, 117 Victoria Road, Romford, RM1 2LX.
3. The Owner, 117 Victoria Road (First Floor), Romford, RM1 2LX.
4. The Occupier, 117 Victoria Road (First Floor), Romford, RM1 2LX.
5. The Owner. The two storey building rear of 117 Victoria Road, Romford, RM1 2LX.
6. The Occupier. The two storey building rear of 117 Victoria Road, Romford, RM1 2LX.
7. Mohammad Saleem, 41 Ayloffs Walk, Hornchurch, RM11 2RJ.
8. Mohammad Saleem, 244 South Street, Romford, RM1 2AD.
9. Najeebullah Tareen, Unit 2, 7 Station Chambers, Victoria Road, Romford, RM1 2HS.
10. Lloyds Bank PLC (Co Regn No 2065), Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ.
11. Lloyds Bank PLC (Co Regn No 2065), 25 Gresham Street, London, EC2V 7HN.

For Information only served on:

1. Donald Meyer, 10 Gaynes Road, Upminster, RM14 2YS.



Two storey building R/O 117 Victoria Road, RM1 2LX.
ENF/714/15/



	<p>Scale: 1:650 Date: 19 December 2018</p>	<p>0 5 10 15 metres</p>
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	<p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2018 Ordnance Survey 100024327</p>
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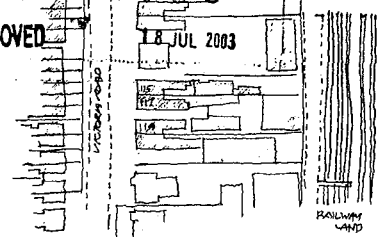
PLAN 1.

UNITED KINGDOM PLANNING ACT

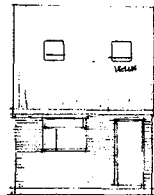
P0000003

APPROVED

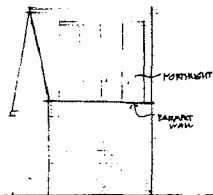
18 JUL 2003



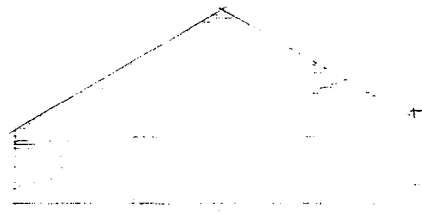
LOCATION PLAN 1/250 TYPED INFORMATION FROM TQ 5100 N



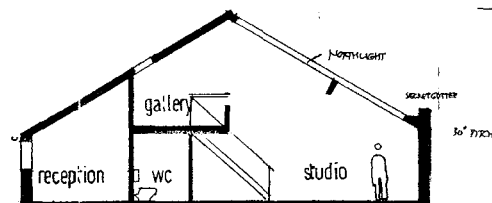
SOUTH ELEVATION



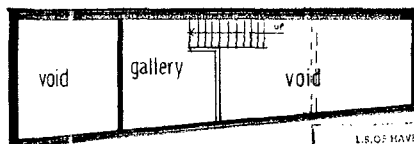
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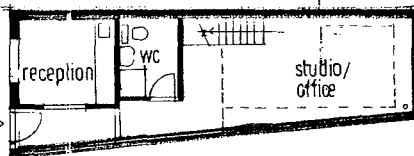
EAST ELEVATION



Section A-A



Mezzanine



GROUND FLOOR PLAN

L.S. OF HAVERING
HEAD OF REGULATORY SERVICES
FILE NO.
REC'D 27 MAR 2003

Land at Rear of 117 VICTORIA ROAD Romford
117-USED STUDIO
for Mr. Suleman

Drawing Title
PROPOSED STUDIO or OFFICE

Number
574/01

Scale 1/100 Date 20 June 2003



THE LONDON ARCHITECTURAL ARCHITECTS
117-USED STUDIO
117-USED STUDIO



Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000
Email enquiries@pins.gsi.gov.uk

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.