

CST Room 3/13
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 notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- 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.

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

BREACH OF CONDITIONS NOTICE

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

Mr Mark John Wright
Harefield House
The Chase, Upminster RM14 3YB

Mrs Leah Jayne Wright
Harefield House
The Chase, Upminster RM14 3YB

The Owners / Occupiers
Harefield House
The Chase, Upminster RM14 3YB

Barclays Bank UK PLC
(Co. Reg. 9740322)
of P O Box 187
Leeds LS11 1AN

Together Commercial Finance Limited
Trading as Together
(Co. Regn. No.2058813)
Of Lake View,
Lakeside, Cheadle SH8 3GW

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 site is a rectangular plot located on the western side of The Chase, Upminster on the land known as Harefield House shown edged in black in the attached plan. The Land Registry Title Number is BGL 103774. To the east of the property is open Green Belt Land. The property is within the land designated as part of the Metropolitan Green Belt and also part of the Cranham Conservation Area.

The site has gated access from The Chase, Upminster and comprises a detached dwellinghouse within a rectangular plot of land measuring approximately 96m deep by 32m wide.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates to permission granted under ref: P1401.11 for the demolition of the existing barn structure, removal of existing hard surfacing and the construction of three detached dwellings. This application was granted with conditions on 14th February 2012.

4. **THE BREACH OF CONDITIONS**

Failure to discharge condition 19 of planning permission ref: P1401.11.

Condition 19

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping for the open area of Green Belt which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. **Reason for Service of Notice:**

It is considered expedient and necessary to serve a Breach of Condition Notice to gain compliance with the relevant conditions of planning permission ref: P1401.11.

6. **THE FOLLOWING ACTIVITIES ARE TO CEASE TO SECURE COMPLIANCE WITH THE CONDITIONS**

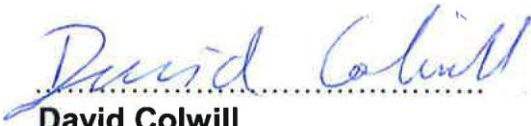
Within 28 days from the date of service of this notice:

Submit a valid planning application and fee to discharge Condition 19 of Planning permission ref: P1401.11.

7. **WHEN THIS NOTICE TAKES EFFECT**

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

Dated: 6th June 2019


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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

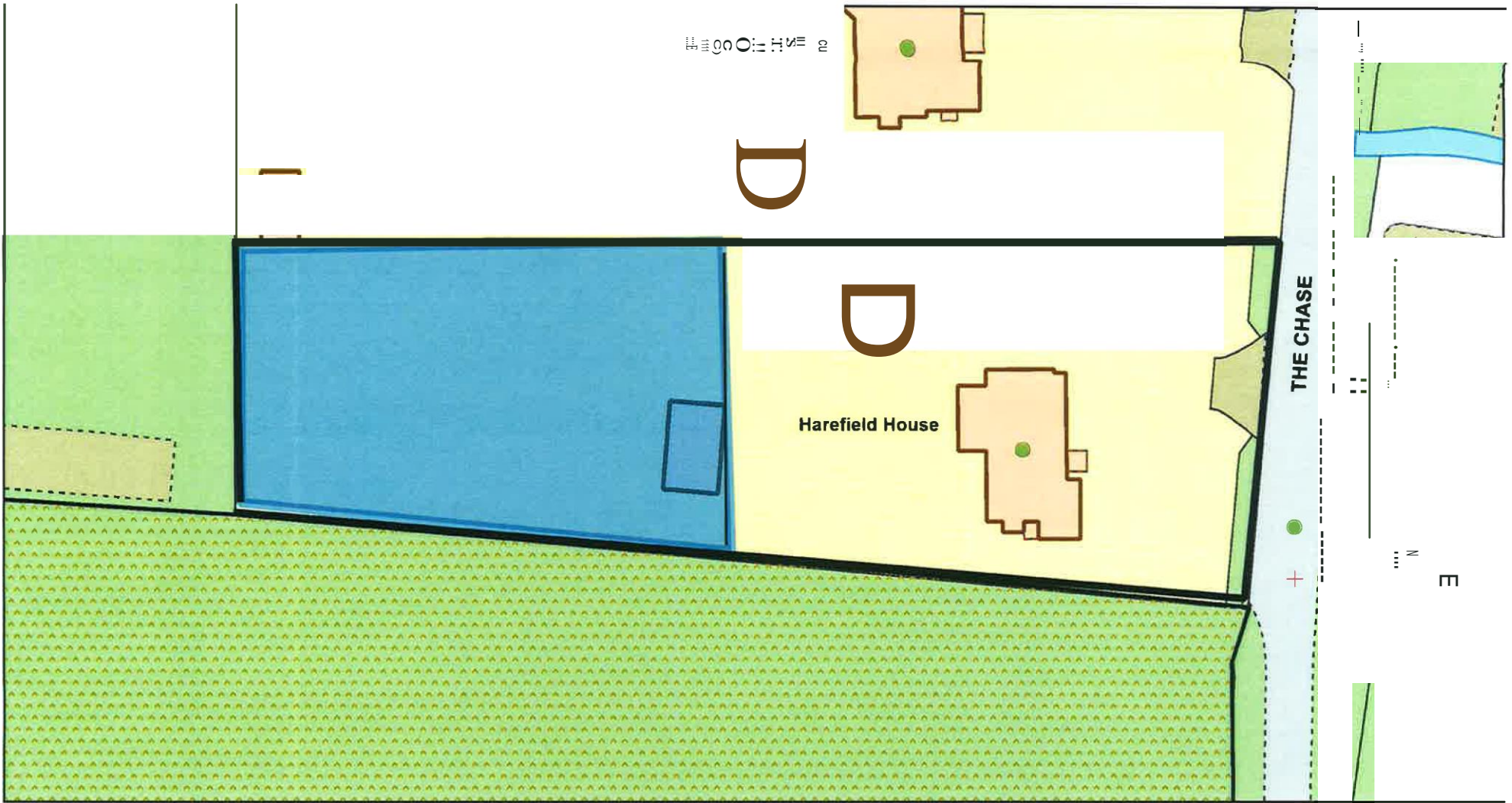
WARNING

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 *Onkar Bhogal, Principal Planning Enforcement and Appeals Officer, Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 431587)*.

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



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Harefield House

THE CHASE

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W 1000



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