

42 DYMOKE ROAD, HORNCHURCH RM111AA

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

Enforcement Reference: ENF/198/18

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 **42 DYMOKE ROAD HORNCHURCH RM11 1AA** as shown edged in BLACK on the attached plan.

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

Without planning permission, the change of use of the premises to a Sui Generis use as an automotive vehicles garage, vehicle servicing, body repairs and vehicle storage business.

4. **REASONS FOR ISSUING THIS NOTICE**

(1) It appears to the Council that the above breach of planning control has occurred "within the last 10 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 use of the property as an automotive garage, body repairs and vehicle storage business results in an unacceptable impact on the amenity of adjoining occupiers in a residential area as a result of increased activity, comings and goings, vehicle movements and parking of vehicles particularly when considering its location and relationship to nearby dwellings. This has resulted in material harm to amenity by way of noise and disturbance. For these reasons it is contrary to Policies DC33, DC55 and DC61 of the LDF Core Strategy.

(3) The use, by reason of the inadequate on site car parking provision results in unacceptable overspill onto the adjoining roads to the detriment of highway

safety, and is contrary to Policies DC33 and DC62 of the London Borough of Havering's Core Strategy and Development Control Policies DPD 2008.

- (4) The Council does not consider that planning permission should be granted for the development because conditions attached to any consent cannot remedy the breach.

5. WHAT YOU ARE REQUIRED TO DO

The Enforcement Notice requires, within 1 month of the effective date to:

- i. Cease the use of the property for use as automotive vehicles garage, vehicle servicing, body repairs or vehicle storage;

AND

Within 2 months of the effective date to:

- ii. Remove all vehicles, vehicle parts, machinery, rubble, equipment and debris accumulated when taking step i above.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 7th August 2019, unless an appeal is made against it beforehand.

Dated: 9th July 2019

Signed: 

Authorised Officer

David Colwill, Team Leader Planning Enforcement & Appeals
on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD

Nominated Officer: Patricia Adesina
Email: patricia.adesina@haverling.gov.uk

Telephone Number: 01708 433959

Nominated Officer: William Coleman
Email: William.coleman@haverling.gov.uk

Telephone Number: 01708 433174

THE RIGHT TO APPEAL

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Secretary of State by the **7th August 2019** Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If an appeal is not received against this Enforcement Notice, it will take effect on **7th August 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.

THE RIGHT TO APPEAL

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 **7th August 2019**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) and an appeal may be made 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 an appeal on ground (a)- that planning permission should be granted for the unauthorised development be sought - then a fee of **£924** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector

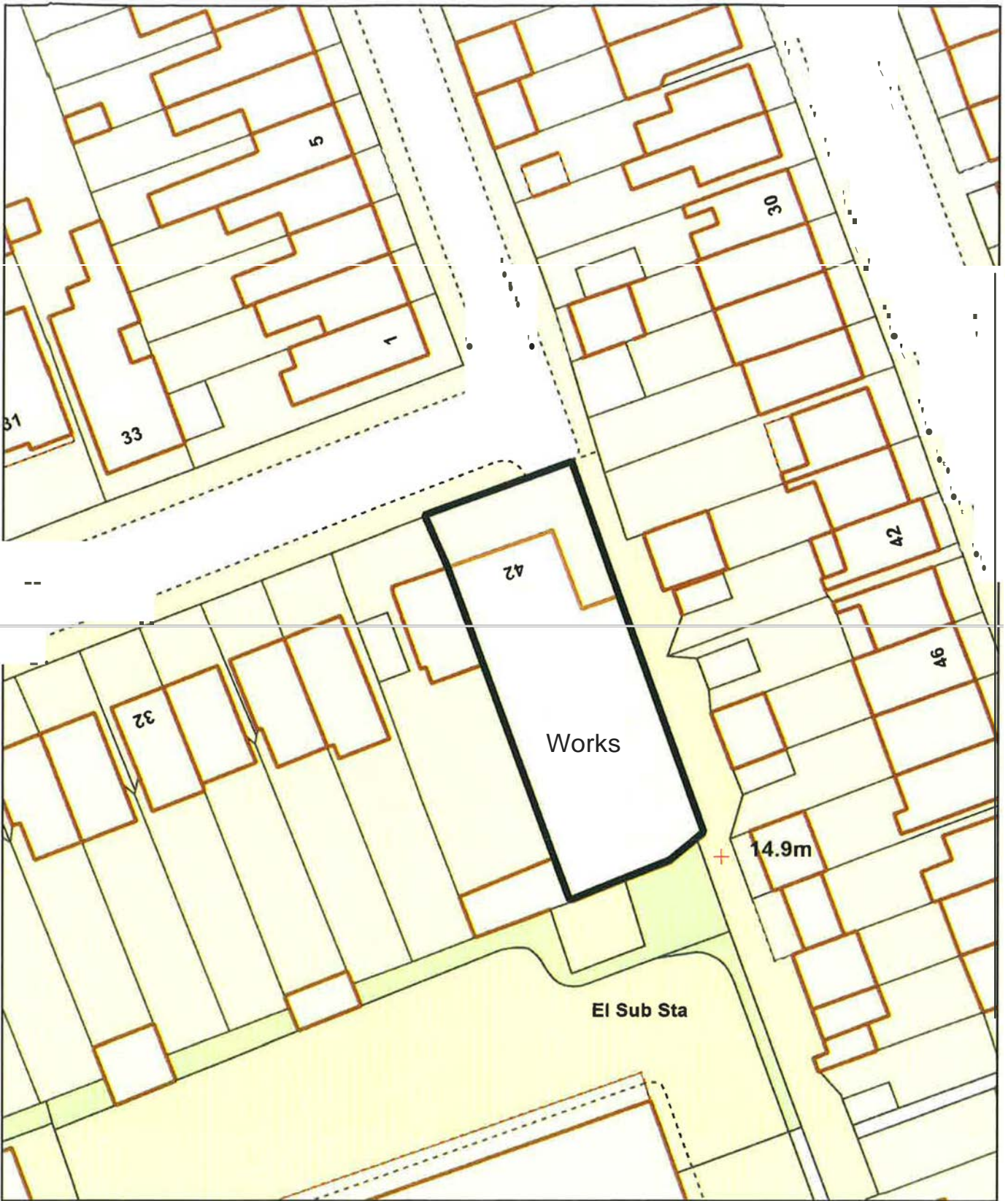
STATEMENT ON GROUNDS OF APPEAL

It must be submitted 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 you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which it is proposed 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. DYMOKE PROPERTIES LIMITED (Co. Regn. No.08721676);
40-42 Dymoke Road, Hornchurch, Essex RM11 1AA
2. CHBC, 1-5 Como Street, Riverside House, Romford, Essex RM7 7DN.
3. Thomas RENVOIZE, =Riverside House, 1 - 5 Como Street, Romford, Essex,
United Kingdom, RM7 7DN.
4. LLOYDS BANK PLC (Co. Regn. No. 2065) Dept No 9871;
Pendeford Securities Centre, Pendeford Business Park, Wobaston Road,
Wolverhampton WV9 5HZ
5. CONSULCO FINANCE LIMITED (Co. Regn. No.8455204) care of Karis Spyris;
LLP, Gorrax House, 758-760 Great Cambridge Road, Enfield EN1 3GN.
6. The Owners; 42 Dymoke Road, Hornchurch, Essex RM11 1AA
7. The Occupiers; 42 Dymoke Road, Hornchurch, Essex RM11 1AA



SITE PLAN



Scale: 1:500
Date: 09 July 2019

London Borough of Havering, Town Hall, Main Road, Romford RM1 3BD Tel: 01708 434343

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Ordnance Survey 100024327

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.