

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: LONDON BOROUGH OF HAVERING COUNCIL

TO:

1. The Owner / Occupier, Flat 1 Carla Court
2. The Owner / Occupier, Flat 2 Carla Court
3. The Owner / Occupier, Flat 3 Carla Court
4. The Owner / Occupier, Flat 4 Carla Court
5. The Owner / Occupier, Flat 5 Carla Court
6. The Owner / Occupier, Flat 6 Carla Court
7. The Owner / Occupier, Flat 7 Carla Court
8. The Owner / Occupier, Flat 8 Carla Court
9. PROPRIETOR: STIRLING PROPERTY INVESTMENTS LIMITED (Co. Regn. No. 9300634) of Suite 602, Crown House, North Circular Road, London NW10 7PN
10. Singh Pritpal 609 Crown House Business Centre, North Circular Road, London, United Kingdom, NW10 7PN
11. Singh Mohinder Crown House, Suite 602, 60 North Circular Road, Park Royal, United Kingdom, NW10 7PN
12. Singh Paul Crown House, Suite 602, 60 North Circular Road, Park Royal, United Kingdom, NW10 7PN

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 Tara Southend Arterial Road, Romford RM2 6PL, shown edged in black on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates to permission granted for Demolition of the existing Bungalow and Construction of 8No flats with parking and landscaping by the Council on 2nd November 2015.

4. THE BREACH OF CONDITIONS

The following condition is not been complied with:

Non-compliance with Conditions 3, 5, 6 and 7 of planning permission ref: P1195.14 granted on 2nd November 2015.

1. **Condition 2 (Accordance with plans)**

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans detailed on page 1 of the decision notice approved by the Local Planning Authority.

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

2. **Condition 3 (Parking provision)**

Before the dwelling hereby permitted is first occupied, the car parking provision shall be laid out in accordance with drawing no. 3167_PL 128 and thereafter this car parking provision shall remain permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To ensure that there are adequate parking facilities to serve the development in the interests of highway safety.

3. **Condition 5 (Landscaping) (Pre Commencement Condition)**

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, 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:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

Reason: In the interests of the amenity of the occupiers of neighbouring dwellings.

4. Condition 6 (Refuse and recycling)

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. Condition 7 (Cycle Storage)

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

5. THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS

Within 42 days from the date of service of this notice:

1. a. Create and maintain a relaxation garden, a green land scape and create an access from the car parking into the garden at the rear of property as per approved plans 00237.15 drawing number 097-PL-001

b. Implement hard and soft landscaping as agreed in details previously submitted to the local authority. This relates to the landscaping measures detailed in the Landscape Design report prepared by Anna French Associates, as submitted with application 00237.15 drawing number 097-PL-001
2. Car parking provision must be created and laid out in accordance with drawing no. 3167_PL128 of application P1195.14 and thereafter this car parking provision shall remain permanently available for use.

3. Provide in details, facilities for refuse and recycling and also for cycle storage in writing to the local planning authority. Following satisfaction, these must then be implemented on site.
4. Remove all debris from the site as result of taking steps 1, 2 and 3 above.

Time for compliance: 42 days beginning with the day on which the notice is served on you.

6. WHEN THIS NOTICE TAKES EFFECT

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

Dated: 27th September 2019

David Colwill



Position: Planning Enforcement Team Leader

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 £2,500 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 Patricia Adesina Senior Planning Enforcement Officer, Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 433959).

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



Tara Southend Road RM2 6PL

Tara Southend Road RM2 6PL



Scale: 1:400
 Date: 24 September 2019
 


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

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