

218 LODGE LANE, ROMFORD, RM5 2EU

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/236/18

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 known as **218 LODGE LANE, ROMFORD, RM5 2EU**, shown edged in black on the attached plan and is registered under Land Registry Title Number **NGL19083**.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of the land from a single dwelling to four self-contained flats.

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 injury to amenity which has been caused by the breach.
2. The unauthorised development would provide an inadequate internal layout which results in a cramped and substandard level of living space for existing and future occupiers. The development is contrary to the National Planning Policy Framework (NPPF), Policy DC4 (Conversion to Residential & Subdivision of Residential Uses), Policy DC61 (Urban Design) of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008 and the Residential Design Supplementary Planning Document 2010 and Policy 3.5 of the London Plan and the Technical Housing Standards - Nationally Described Space Standards 2015.
3. The unauthorised development would by reason of the inadequate provision of private amenity space result in a cramped over-development of the site to the

detriment of existing and future occupiers and the character of the surrounding area and would therefore be contrary to the National Planning Policy Framework (NPPF), Policy DC61 (Urban Design) of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008 and the Residential Design Supplementary Planning Document 2010.

4. The unauthorised development due to its increased density has the potential to cause harm to neighbouring amenity through, increased comings and goings and increased levels of noise and disturbance within the site, as well as increased vehicular movements to and from the site, contrary to the National Planning Policy Framework (NPPF), Policy DC4 and Policy DC61 of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008.
5. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease using the property as four self-contained flats;

AND

- (ii) Carry out alterations to the internal layout of the property, so that it accords fully with the **proposed ground floor plan and proposed first floor plan** approved under planning application P1869.17 attached to this notice as Appendix 1; Project: NJH:2017-LL-ZXX, Date: Jan 2017, Sheet: 02 Rev B;

OR

- (iii) Remove all the kitchen and cooking facilities except for one kitchen and remove all bathroom and bathroom facilities except for one family bathroom and one w.c.;

AND

- (iv) Remove all electricity meters/fuse boxes from the premises except for one which serves the whole premises;

AND

- (v) Remove all locking mechanisms from all internal doors that facilitate the use of the property as four self-contained flats.

AND

- (vi) All materials and debris associated with steps i, ii, iii, iv & v above, shall be totally removed from the site.

6. TIME FOR COMPLIANCE

THREE MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **5th MARCH 2021**, unless an appeal is made against it beforehand

Dated: 29th January 2021

Signed: 

DAVID COLWILL

Authorised Officer on behalf of London Borough of Havering, Mercury House, Mercury Gardens, Romford, RM1 3SL

Nominated Officer to contact regarding this Notice: Phillip Jones

Telephone Number: 01708 431439 Email: Phillip.jones@havering.gov.uk

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 Planning Inspectorate acting on behalf of the Secretary of State before **5th MARCH 2021**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED

If an appeal is not received against this Enforcement Notice, it will take effect on **5th MARCH 2021** 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) can be viewed online at <https://www.legislation.gov.uk>

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 Planning Inspectorate before **5th MARCH 2021**.

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) 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 you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£2,772** 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

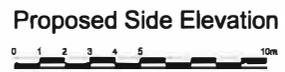
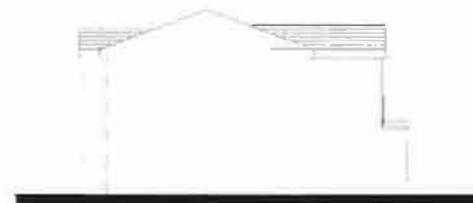
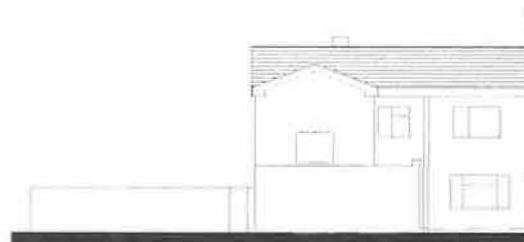
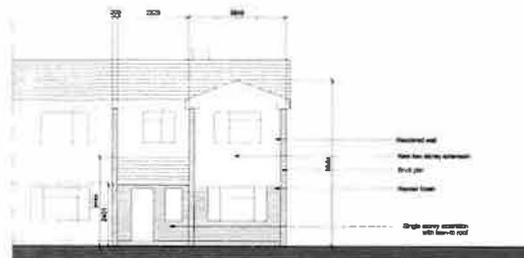
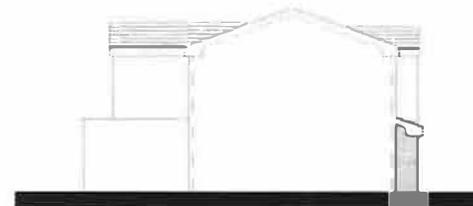
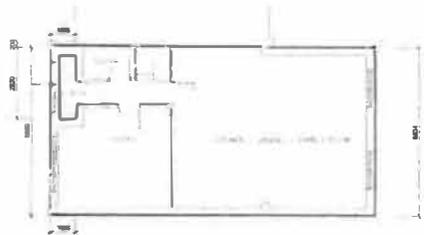
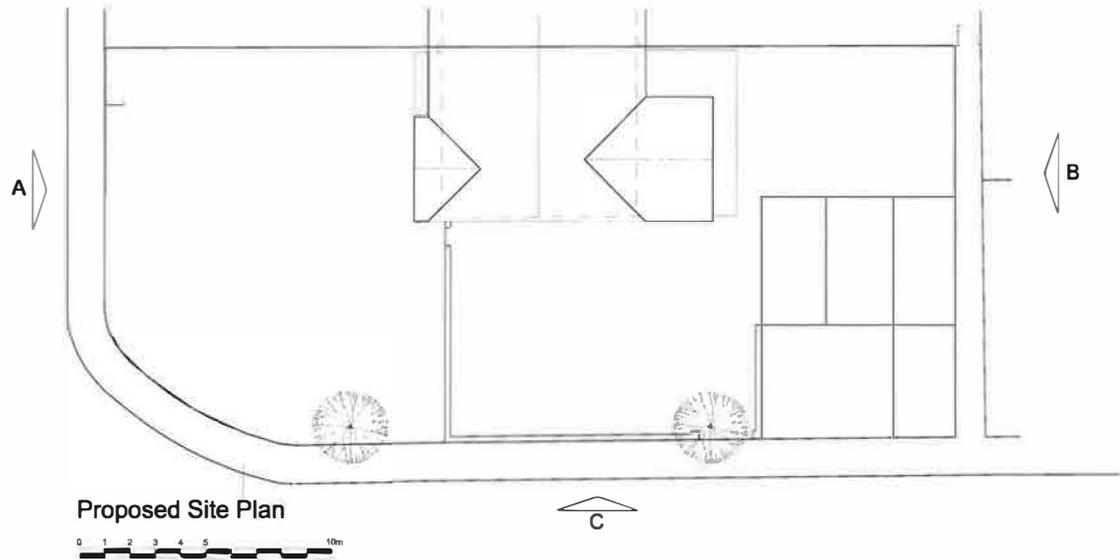
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which 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(s), Ground floor flat (left), 218 Lodge Lane, Romford, RM5 2EU.
2. The Occupier(s), Ground floor flat (left), 218 Lodge Lane, Romford, RM5 2EU.
3. The Owner(s), Ground floor flat (right), 218 Lodge Lane, Romford, RM5 2EU.
4. The Occupier(s), Ground floor flat (right), 218 Lodge Lane, Romford, RM5 2EU.
5. The Owner(s), First floor flat (front), 218 Lodge Lane, Romford, RM5 2EU.
6. The Occupier(s), First floor flat (front), 218 Lodge Lane, Romford, RM5 2EU.
7. The Owner(s), First floor flat (rear), 218 Lodge Lane, Romford, RM5 2EU.
8. The Occupier(s), First floor flat (rear), 218 Lodge Lane, Romford, RM5 2EU.
9. Scott Peter Richards, 218 Lodge Lane, Romford, RM5 2EU.
10. Scott Peter Richards, 3 Browning Drive, Wickford, SS12 0PS.

APPENDIX 1.



General Notes

DO NOT SCALE FROM THIS DRAWING
 USE FIGURED DIMENSIONS ONLY
 ANY ERRORS OR OMISSIONS ARE
 TO BE REPORTED TO THE CONTRACT
 ADMINISTRATOR IMMEDIATELY
 THIS DRAWING MAY NOT BE COPIED
 OR REPRODUCED WITHOUT THE WRITTEN
 PERMISSION OF RHM DESIGN

No.	Revision/Issue	Date
B	strengthen to suit site conditions	
A	Draws amended	

Client Name and Address

NICK HAYTON
 22, Herlip Hill
 Sittingbourne
 ME9 7PA
 01795 841474

Client Name and Address

218 Lodge Lane
 Romford
 RM8 2EU
Proposed Site Plan & Elevations

Project N/H-2017-LL-ZXX	Sheet 02
Date 18/11/2017	Scale 1:100 @ A1 1:200 @ A3

Rev B

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.