

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 - ENF/591/21

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

- (1) The Owner; 12 Rosemary Avenue, Romford, RM1 4HB
- (2) The Occupier; 12 Rosemary Avenue, Romford, RM1 4HB
- (3) Mr Mohammed Khan; 12 Rosemary Avenue, Romford, RM1 4HB
- (4) Mrs S Khan; 12 Rosemary Avenue, Romford, RM1 4HB
- (5) Westway Capital LTD; 3 Russetts, Hornchurch, RM11 2RX
- (6) Sajid Shakeel Qureshi; 3 Russetts, Hornchurch, RM11 2RX
- (7) Dr Shakeel Ahmed QURESHI; 3 Russetts, Hornchurch, RM11 2RX
- (8) Paragon Bank PLC; 51 Homer Road, Solihull, West Midlands B91 3QJ
- (9) @ Architect UK Ltd; Suite 2, Clocktower House, Station Road, West Horndon, Essex, CM13 3XL
- (10) @ Architect UK Ltd; issued via e-mail.
- (11) Assent BC(Wakefield); Assent House, 4 Navigation Court, Calder Park, Wakefield, WF2 7BJ
- (12) Assent BC(Wakefield); issued via e-mail.

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

12 Rosemary Avenue, Romford, RM1 4HB as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference EGL131632.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates to is P1118.21 which was granted for “Demolition of existing detached house and erection of 2 x 4-bed 3 storey semi-detached houses with associated parking and amenity space.”

4. THE BREACH OF CONDITIONS

Failure to provide details and discharge the requirements of condition 4 (construction method statement) of application P1118.21, which was granted planning permission on 27th August 2021.

The following condition has not been complied with:

- 4 *No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:*
- a) *parking of vehicles of site personnel and visitors;*
 - b) *storage of plant and materials;*
 - c) *dust management controls;*
 - d) *measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;*
 - e) *predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;*
 - f) *scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;*
 - g) *siting and design of temporary buildings;*
 - h) *scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;*
 - i) *details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.*

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:- Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

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

As the person responsible for the breach of condition specified in section 4 of this notice, you are required to comply with the stated condition by taking the following steps:

- (1) Cease all works on site unless and until the requirements of condition 4 of application P1118.21 have been met, and discharged.

Time for compliance: 28 days from the effective date of this notice, 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: **17th December 2021**

Signed: 

David Colwill

Position: Team Leader, Planning Enforcement

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BD

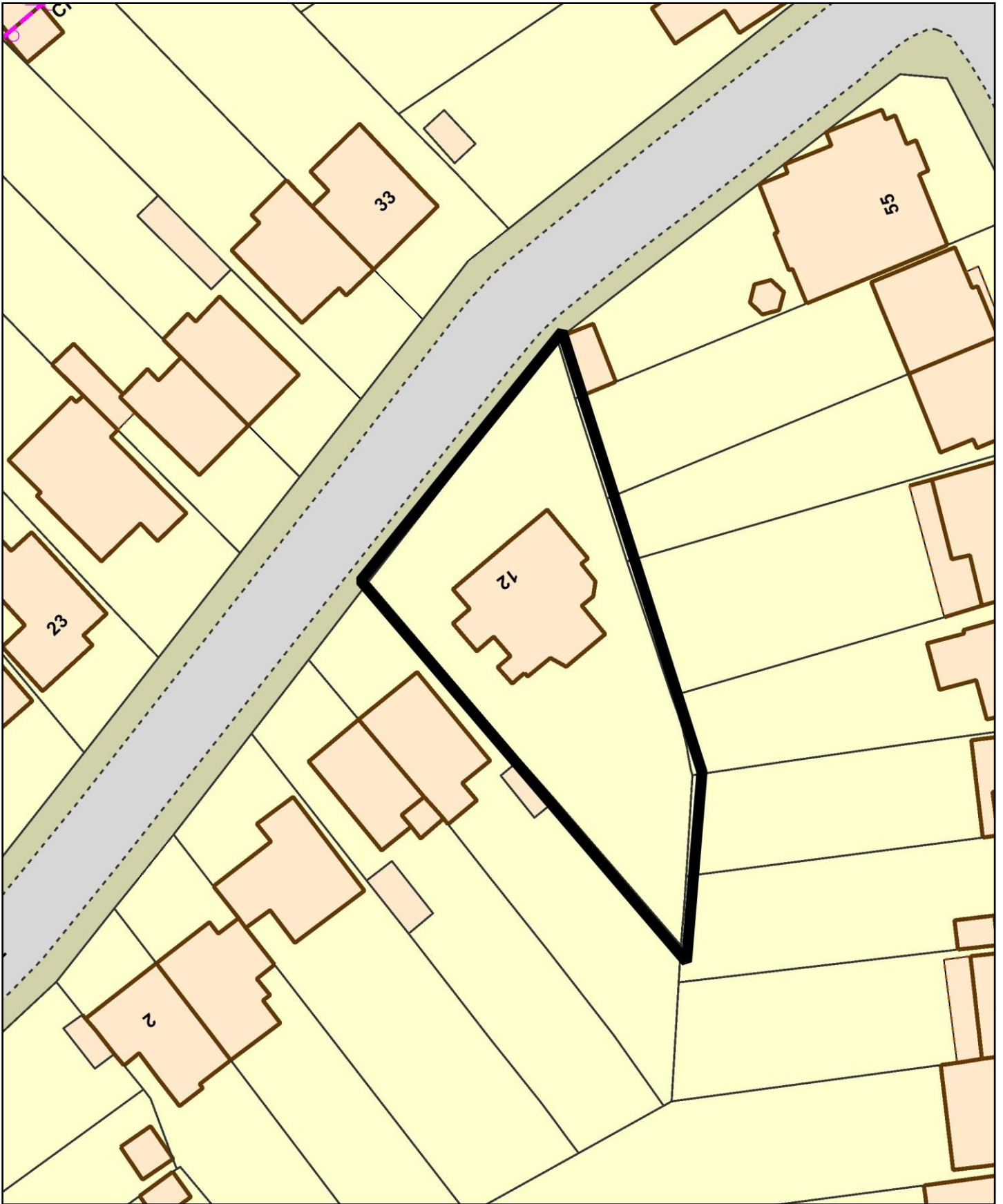
WARNING

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 **Samuel Cadman, Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 433 758)**.

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



<p>12 Rosemary Avenue, Romford, RM1 4HB</p>	<p>Scale: 1:500 Date: 15 December 2021</p>	<p>0 5 10 15 metres</p>  
 <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	  	<p>© Crown copyright and database rights 2021 Ordnance Survey 100024327</p>