

2 - 4 Eastern Road [Imperial Offices], Romford, RM1 3PG

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/572/20

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 **land at 2 - 4 Eastern Road, Romford, RM1 3PG**, shown edged in black on the attached plan.

The land has also been referred to as 135 South Street, St Georges House, and – more recently – Imperial Offices, and is registered under Land Registry Title Numbers EGL281359, BGL143743, BGI130120, and BGL82159.

3. THE BREACHES OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of the property to create a self-contained residential unit.

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 use of self-contained residential unit places unreasonable restrictions on both the existing office building, as well as the residential unit. This is due in large part by access arrangements, resulting in limitations to visitors to both the residential unit and the offices. However, this also results in conflicts with other operational matters, such as noise and disturbance to both uses, the management of waste, as well as cycle storage. These matters are inherent to the introduction of this residential use in this building, which – due to poor planning and implementation – also results in a poorly-designed layout for the residential unit and the building more

generally. The development is considered unacceptable when assessed against: the National Planning Policy Framework (July 2021); Policies D1, D2, D3, D4, D5, D6, D7, D8, H1, H2, E1, E3, G5, G6, SI4, SI5, SI7, T3, T4, T5, T6, T6.1, T6.2, and DF1 of the London Plan (March 2021); and Policies 1, 3, 5, 7, 9, 12, 13, 24, 26, 30, 34, 35, and 36 of the Havering Local Plan (2016-2031).

- (3) The residential unit results in a poor quality living space. This is due in part by the lack of any separate residential entrance (and sense of residential address), the conflict with the existing office space (both spatially and in terms of noise and disturbance), the failure to meet internal space standards, a lack of any outside amenity area, as well as the low floor-to-ceiling heights. The development is considered unacceptable when assessed against: the National Planning Policy Framework (July 2021); Policies, D2, D3, D4, D5, D6, D7, D8, H1, H2, E1, E3, G5, G6, SI4, SI5, SI7, T3, T4, T5, T6, T6.1, T6.2, and DF1 of the London Plan (March 2021); Policies 1, 3, 5, 7, 9, 12, 13, 24, 26, 30, 34, 35, and 36 of the Havering Local Plan (2016-2031); and the "Technical housing standards - nationally described space standard" (NDSS) 2015.
- (4) The Council does not consider that planning permission should be granted for the development currently on site. Section 57 of the Town and Country Planning Act 1990 (as amended), and the National Planning Policy Framework clearly sets out the expectation that the necessary information is provided to the LPA prior to development occurring. Notwithstanding this, it is not clear if any conditions can address the identified concerns, or if any such conditions would be enforceable in any event.

5. WHAT YOU ARE REQUIRED TO DO

- (1) Cease the use of the site for residential purposes, including ceasing the use of the residential unit on the top floor of the building, in the approximate location hatched RED on the attached plan;

AND

- (2) Remove all residential paraphernalia and facilities from the residential unit on the top floor of the building, in the approximate location hatched RED on the attached plan. This includes any and all cooking, washing and sleeping facilities. This also includes the removal of any showers, toilets, and sinks in the bathroom and kitchen areas;

AND

- (3) Stop up all services going separately into the residential unit on the top floor of the building, in the approximate location hatched RED on the attached plan. This includes any gas, electric, and / or sewage facilities in the residential unit on the top floor of the building, in the approximate location hatched RED on the attached plan;

AND

- (4) Remove all materials, rubble and debris from the site as a result of taking steps (1), (2), and (3) above.

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 **4th March 2022**, unless an appeal is made against it beforehand.

Dated: **4th February 2022**

Signed: 

David Colwill
Team Leader Planning Enforcement

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **Sam Cadman**
Telephone Number: 01708 433 758 Email: sam.cadman@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 **4th March 2022**. 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 **4th March 2022** 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 **4th March 2022**.

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 **£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.

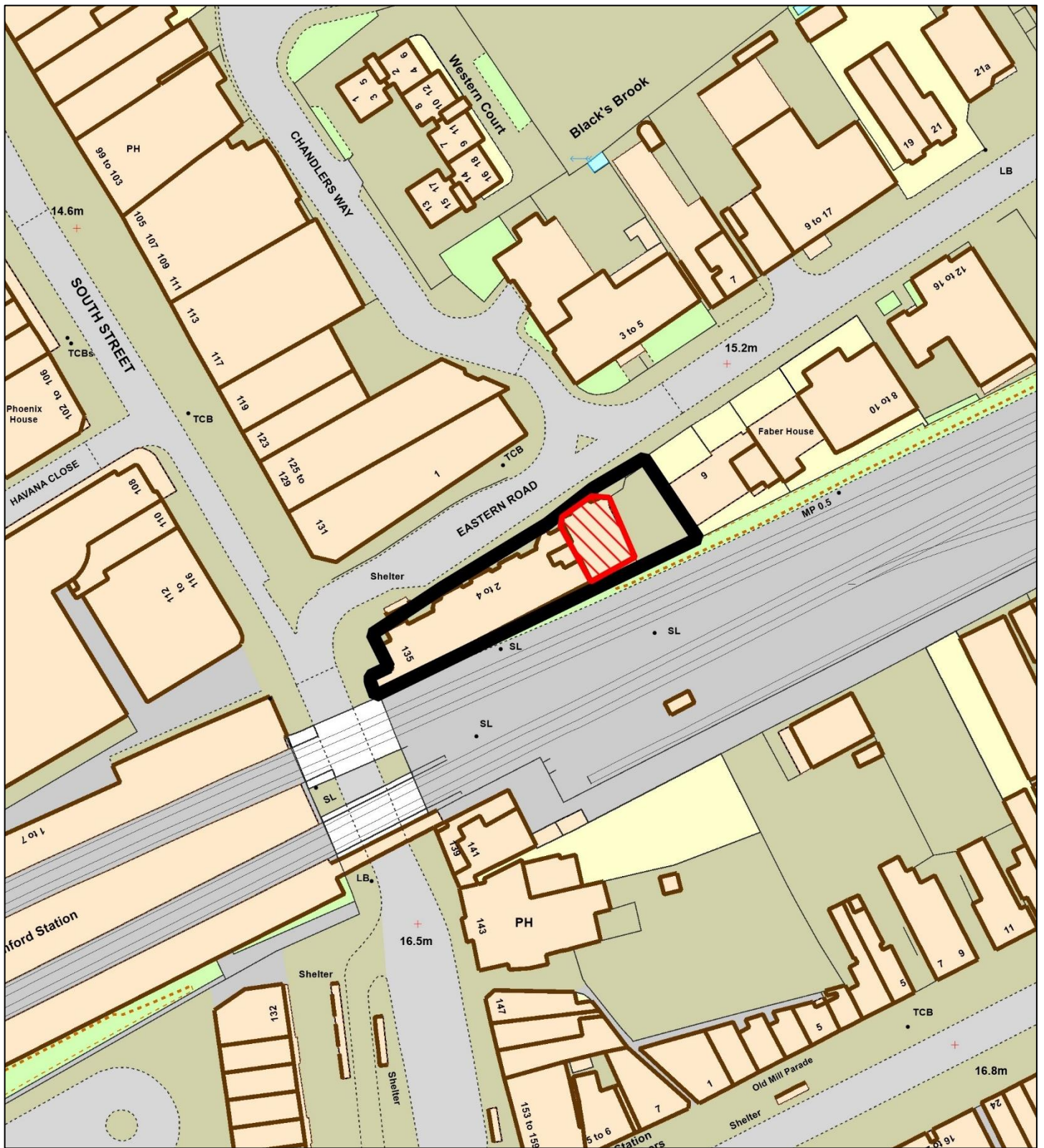
STATEMENT ON GROUNDS OF APPEAL

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

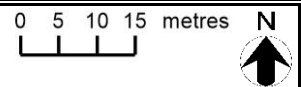
The names and addresses of all the persons on whom the Enforcement Notice has been served are:

- 1) The Owner; 2 - 4 Eastern Road, Romford, RM1 3PG
- 2) The Occupier; 2 - 4 Eastern Road, Romford, RM1 3PG
- 3) Jacob Property Investments Limited; 10 Broadfield Way, Buckhurst Hill, Essex IG9 5AG
- 4) Thomas David Somogyi; 10 Broadfield Way, Buckhurst Hill, Essex, United Kingdom, IG9 5AG
- 5) Imperial Offices; 2 - 4 Eastern Road, Romford, RM1 3PG
- 6) Imperial Offices UK Limited; Heron House, 2 Heigham Road, East Ham, London, E6 2JR
- 7) Same Day Office Space Limited; 2 - 4 Eastern Road, Romford, RM1 3PG
- 8) Same Day Office Space Limited; Heron House, 2 Heigham Road, East Ham, London, E6 2JR
- 9) Hamza Sabir; 2 - 4 Eastern Road, Romford, RM1 3PG
- 10) Hamza Sabir; issued via e-mail
- 11) Taheer Ahmed Sardar; 2 - 4 Eastern Road, Romford, RM1 3PG
- 12) Taheer Sadar; issued via e-mail
- 13) Rock Oyster Limited; 60 Pullman Place, London SE9 6EG
- 14) Richard Charles Cartwright; 60 Pullman Place, London SE9 6EG
- 15) Haritha Dudala; 33 Scimitar House, 23 Eastern Road, Romford, RM1 3FA



Planning Enforcement Notice (ENF/572/20):
 2 - 4 Eastern Road [Imperial Offices], Romford, RM1 3PG

Scale: 1:1000
 Date: 04 February 2022



Havering
 LONDON BOROUGH

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

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 Ordnance Survey 100024327

nlp The National Land & Property Gazetteer
 NSG NATIONAL STREET GAZETTEER
 Ordnance Survey Licensed Partner

Enforcement appeal: information sheet for local planning authorities

Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol BS1
6PN

Direct Line: 0303 444 5000

Email: enquiries@planninginspectorate.gov.uk

1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); 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 written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

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