

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 – 1 of 3

ISSUED BY:

The London Borough of Havering

TO:

- 1) The Owner / Occupier; Bassi Grange, Clockhouse Lane, Romford, RM5 2RY
- 2) Mr Keher Singh Bassi; Bassi Grange, Clockhouse Lane, Romford, RM5 2RY
- 3) Mrs Manjit Kaur Bassi; Bassi Grange, Clockhouse Lane, Romford, RM5 2RY
- 4) Mr Keher Singh Bassi; 93 Elgin Road, Ilford, Essex IG3 8LW
- 5) Mrs Manjit Kaur Bassi; 93 Elgin Road, Ilford, Essex IG3 8LW
- 6) Lloyds Bank PLC; Registrations, Secured Assets, Barnett Way, Gloucester, GL4 3RL
- 7) Lloyds Bank PLC; 25 Gresham Street, London, EC2V 7HN

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 in paragraph 2 below has not been complied with. The Council considers that you should be required to comply with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

2. **THE LAND AFFECTED BY THE NOTICE**

The land known as "Bassi Grange", located in Clockhouse Lane, Romford, RM5 2RY as shown EDGED BLACK on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates was granted by the Council under a planning application with reference P1166.07 for "*To erect a replacement building in lieu of approval P1545.06 to convert existing stables and tack building into a dwelling*" on the 12th October 2007.

4. **THE BREACH OF CONDITION**

The following condition has not been complied with:-

- (2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the garage(s)/carport(s) hereby permitted shall be made permanently available for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business.

5. **WHAT YOU ARE REQUIRED TO DO**

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

- (i) Make all relevant changes to the site to ensure that the garages / carports that were approved on application P1166.07 are made permanently available for the parking of private motor vehicles. This includes (but is not limited to):
 - (a) Demolishing the area in Building 2 shown as "Additional Buildings to be Removed" (covering 6 stables) as shown in Proposed Site Plan 1:500 on drawing number 07/06/PL100 for application P1166.07, leaving 2 stables remaining (which is approximately 76m³).
 - (b) Converting the remaining 2 stables of building 2 as shown in Proposed Site Plan 1:500 on drawing number 07/06/PL100 for application P1166.07 into carports.

Period of compliance with step (i), (i)(a) and (i)(b): 1 month beginning with the day on which this notice is served upon you.

6. **WARNING**

THIS NOTICE TAKES EFFECT IMMEDIATELY IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE

Signed:



Authorised Officer

Dated: 28th July 2017

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

Nominated Officer: Sam Cadman

Telephone Number: 01708 434798

ANNEX

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 Level 4 on the standard scale (currently £2,500) for a first offence and for any subsequent offence. If upon summary of conviction you are found guilty, you will have committed a criminal offence and will have a criminal record.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately with the case officer **Sam Cadman**, Enforcement and Appeals Technician; Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 434 798).

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 or solicitor will advise you on what this procedure involves.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE



Bassi Grange, Clockhouse Lane, Romford, RM5 2RY



Scale: 1:1000
Date: 25 July 2017
Size: A4



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

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