

RE: 11 KINGS ROAD, ROMFORD, ESSEX. RM1 2ST

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

- TO:**
1. The Owner of the said Land
 2. The Occupier of the said Land
 3. Mr Colin Brown, 11 Kings Road, Romford, Essex, RM1 2ST
 4. Santander UK PLC (Co. Regn.No.2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA
 5. Santander UK PLC (Co.Regn.No.2294747) of 2 Triton Square, Regent's Place, London NW1 3AN

ISSUED BY: London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by the London Borough of Havering ("the Council") because it appears to the Council that there has been a breach of planning control, within paragraph (a) of Section 171A(1) of the above Act, at the Land described below. The Council considers 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 house and land at No.11 Kings Road, Romford, Essex RM1 2ST (registered at the Land Registry under title no. NGL61804) as shown edged black on the attached plan (hereinafter called "the Land").

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the construction of an unauthorised area of hard standing to the front of the Land shown hatched black on the attached plan ("the Hard Standing").

The provision of hard standing for any purpose incidental to the enjoyment of the dwelling is permitted development under The Town and Country Planning (General Permitted Development) Order 1995 as amended ("the Order") and is subject to conditions. Under the Order, the permitted development criteria requires that, if the hard surface exceeds 5 square metres and lies between a dwelling and the highway, the hard surface shall be made of porous material, or provision shall be made to direct run off water from the hard surface to a permeable or porous area within the curtilage of the dwelling house.

The Hard Standing on the Land fails to comply with the permitted development criteria under the Order as it is in excess of 5 square metres, it is constructed from non-porous material and no provision has been made to direct run-off water from the hard surface to a permeable or porous area within the Land. It is considered that the Hard Standing results in increased surface water run off to the highway, increasing risk of flooding.

4. REASONS FOR ISSUING THIS NOTICE

The Council considers that since no provision has been made to direct run off water from the Hard Standing to a permeable or porous area within the curtilage of the dwelling house, it may result in flooding and pollution of the watercourse. In addition, the Council considers that driveways made out of concrete and asphalt often collect pollution (such as oil, petrol, brake dust) which is washed off into drains. Many drains carry rainwater directly to streams or rivers where the pollution may damage wildlife and the wider environment.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Relay the Hard Standing to the front of the property within the Land with porous materials; or

Time for compliance: 3 months from the effective date of this notice.

- (ii) Provide and install a soak away or for direct runoff water from the Hard Standing area to a permeable or porous area or surface within the Land; or

Time for compliance: 3 months from the effective date of this notice.

- (iii) Take up the Hard Standing:

Time for compliance: 3 months from the effective date of this notice.

- (iv) Remove all materials (including building materials) and equipment, brought onto the Land in association with the Hard Standing or resulting from compliance of (i, ii, iii) above.

Time for compliance: 3 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 3rd September 2014, unless an appeal is made against it beforehand

Dated: 30th July 2014



Signed:
Authorised Officer
on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD

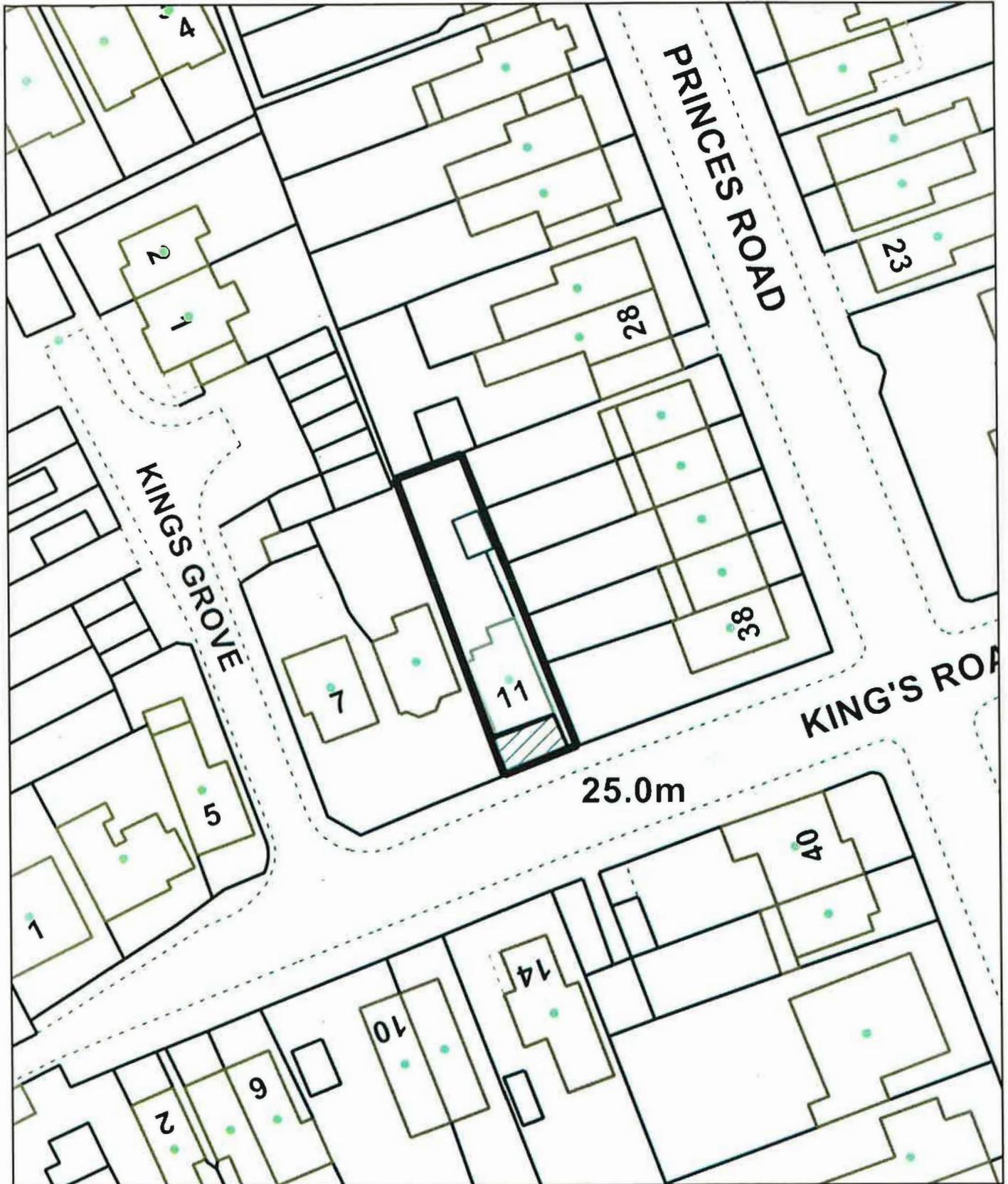
YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by the 3rd September 2014. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 3rd September 2014 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.



11 Kings Road, Romford



Scale: 1:500
Date: 23 June 2014



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

© Crown copyright and database rights 2014
Ordnance Survey 100024327

EXPLANATORY NOTES

STATUTORY PROVISIONS

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) is enclosed with this Notice.

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but 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 Secretary of State before 3rd September 2014.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

GROUNDINGS 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £344 is payable to the Council. If the fee is not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice 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 of the said Land
2. The Occupier of the said Land
3. Mr Colin Brown, 11 Kings Road, Romford, Essex, RM1 2ST
4. Santander UK PLC (Co.Regn.No.2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA
5. Santander UK PLC, (Co.Regn.No.2294747) of 2 Triton Square of Regent's Place, London NW1 3AN