

RE: FORMER BROOK STREET PETROL FILLING STATION SITE, SOUTH SIDE
OF COLCHESTER ROAD (A12), HAROLD WOOD, ROMFORD

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 John O'Donoghue, 87 Russell Avenue, Wood Green, London, N22 6QA
 4. Mr Francie Patrick Dooley, 87 Russell Avenue, Wood Green, London, N22 6QA
 5. Mr John O'Donoghue, Former Brook Street Service Station, Colchester Road, Romford
 6. Mr Francie Patrick Dooley, Former Brook Street Service Station, Colchester Road, Romford
 7. Mr Mehboob Ibrahim Patel, Mr Maqbul Hussain Mubeen, Mr Gulam Mohamed Ismail Nadat and Mr Farouk Gulam Moohamed Ismail of 77 Vaughan Gardens, Ilford, Essex, IG1 3PB the trustees of the Charity known as Gardens of Peace Muslim Cemetery.

ISSUED BY: London Borough of Havering

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 at Former Brook Street Service Station, Colchester Road, Romford shown edged in black on the attached plan ('the Land').

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

Without planning permission, the unauthorised erection of an outbuilding on the Land.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years. The building in question was substantially completed less than four years ago. The site lies within the approved Metropolitan Green Belt where there is a strong presumption against any development. The building appears as an intrusion and is materially harmful visually in this otherwise mainly open rural landscape.

It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems.

In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to the following policies PPG2, DC45, DC61 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document and Policy 30.9 of the London Plan.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the building as shown hatched on the attached plan.

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

- (ii) Remove from the Land all building materials and rubble arising from compliance with the first requirement above.

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 1st September 2010, unless an appeal is made against it beforehand

Dated: 22nd July 2010

Signed:



Authorised Officer

On behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD



Unauthorized Building

Boro CpnstLB

Scale
0 2 4 6 8 10 m

 **Havering**
LONDON BOROUGH

   **Ordnance Survey**
The National Land & Property Gazetteer

Scale @ A4 1:301

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

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YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by the 1st September 2010. 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 1st September 2010 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) 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 1st September 2010.

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.

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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £170.00 is payable both to the Secretary of State and to the Council, making the total fees payable £340.00. If the fees are 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 him, 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 John O'Donoghue, 87 Russell Avenue, Wood Green, London, N22 6QA
4. Mr Francie Patrick Dooley, 87 Russell Avenue, Wood Green, London, N22 6QA
5. Mr John O'Donoghue, Former Brook Street Service Station, Colchester Road, Romford
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7. Mr Mehboob Ibrahim Patel, Mr Maqbul Hussain Mubeen, Mr Gulam Mohamed Ismail Nadat and Mr Farouk Gulam Moohamed Ismail of 77 Vaughan Gardens, Ilford, Essex, IG1 3PB the trustees of the Charity known as Gardens of Peace Muslim Cemetery.