

RE: 145 Dagnam Park Drive, Harold Hill, RM3 9XL

**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 Kevin Stanley Baker 145 Dagnam Park Drive, Harold Hill, RM3 9XL
  4. Halifax PLC, Trinity Road, Halifax, West Yorkshire HX1 2RG

**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 145 Dagnam Park Drive, Harold Hill, RM3 9XL shown edged in black on the attached plan.

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

The erection of a garage without planning permission.

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 garage projects in front of the foremost wall of the house and is closer to the highway than 20 metres. It therefore requires planning permission. No planning permission has been obtained. Access to the garage can only be made across unmade greensward, thus prejudicing public safety.

In making its decision to issue this Notice the Council considered that the unauthorised development is contrary to the following policy of the Havering Unitary Development Plan: policies ENV1.

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

- (i) Remove the garage.

Time for compliance: 3 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, and restore the land to its condition before the breach occurred by levelling the ground.

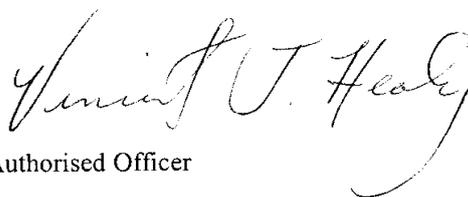
Time for compliance: 3 months from the effective date of this notice

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 28<sup>th</sup> April 2005, unless an appeal is made against it beforehand

Dated: 24<sup>th</sup> March 2005

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 28<sup>th</sup> April 2005. 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 28<sup>th</sup> April 2005 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 28<sup>th</sup> April 2005. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. If you appeal you should use the enclosed appeal forms. Two copies are for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State a copy of the Enforcement Notice.

## **GROUND OF APPEAL**

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1991 and are also set out on pages 2 - 5 the enclosed appeal forms.

## **PLANNING APPLICATION FEE**

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £135 is payable both to the Secretary of State and to the Council. 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 Kevin Stanley Baker 145 Dagnam Park Drive, Harold Hill, RM3 9XL
4. Halifax PLC, Trinity Road, Halifax, West Yorkshire HX1 2RG



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office  
(c) Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
London Borough of Havering 100024327



Map Reference: TQ5592SW  
Drawing No.:

Date: 07/02/2005

Scale: 1:1250

