

**RE: 195 LONDON ROAD, ROMFORD RM7 9JD**

**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 and premises at 195 London Road RM7 9JD
  2. The Occupier of the said land and premises at 195 London Road RM7 9JD
  3. Manish Sureshchandra Patel, 195 London Road, Romford RM7 9JD
  4. Terrence Smith, 195 London Road, Romford RM7 9JD
  5. Barclays Bank PLC, Meridian House, Anchor Boulevard, Crossways Business Park, Dartford DA2 6QU

**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 dwelling and associated land at 195 London Road, Romford RM7 9JD, shown hatched black on the attached plan.

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

Without planning permission the erection of a fence exceeding 1.0 metre in height adjacent to the highway at the front of the property and associated land abutting the footway and on the sides of the property at its boundaries with the neighbouring properties; 193 and 197 London Road, Romford to a distance of 1.0 metre back from the footway (as shown coloured red on the attached plan). The fence is part close boarded and approximately 1.8 metres in height.

#### 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 unauthorised fence, by its height, design and obtrusive appearance are overly dominant and an incongruous feature in the streetscene. It is prejudicial to the safety of highway users. 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 development is contrary to the following policies of the London Borough of Havering Unitary Development Plan (Adopted March 1993) Policy ENV1.

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

- (i) Reduce the height of the fence to no more than 1.0 metre to the extent that it is shown coloured red on the plan attached.

Time for compliance: one month from the effective date of this notice.

- (ii) Remove all rubble and materials which result from the demolition process associated with compliance with (i) above.

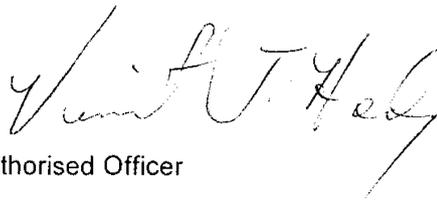
Time for compliance: one month from the effective date of this notice.

#### 6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 24<sup>th</sup> June 2005, unless an appeal is made against it beforehand

Dated: 18<sup>th</sup> May 2005

Signed:



Authorised Officer

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

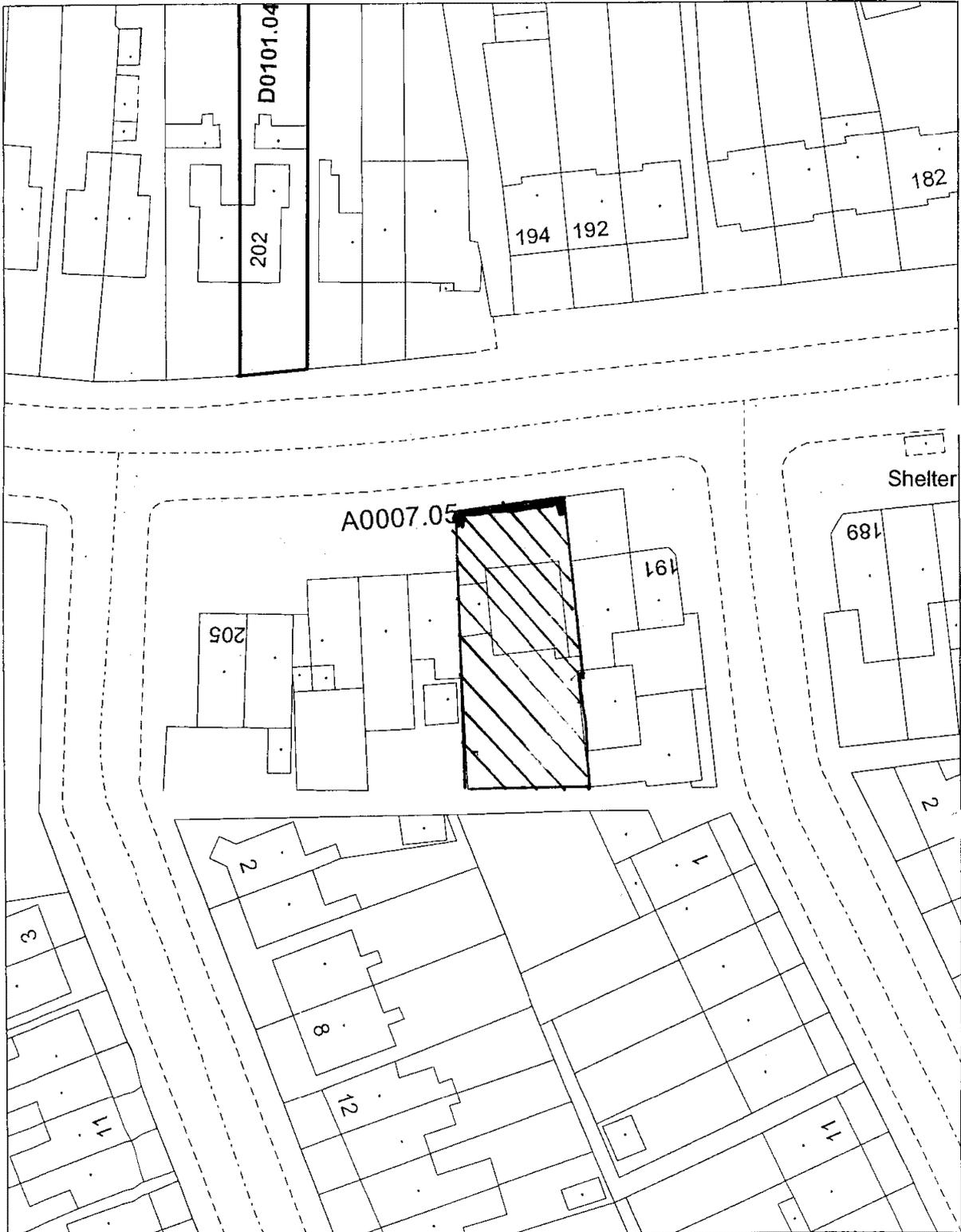
#### YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by the 24<sup>th</sup> June 2005. Further details are given in the attached explanatory note.

#### WHAT HAPPENS IF YOU DO NOT APPEAL



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London Borough of Havering 100024327



Map Reference: TQ5088SW  
Drawing No.:

Date: 18/05/2005

Scale: 1:500  
Scale  
0 4 8 12 16 20 m

If you do not appeal against this Enforcement Notice, it will take effect on 24<sup>th</sup> June 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 24<sup>th</sup> June 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £135.00 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:

- TO:**
1. The Owner of the said land and premises at 195 London Road RM7 9JD
  2. The Occupier of the said land and premises at 195 London Road RM7 9JD

3. Manish Sureshchandra Patel, 195 London Road, Romford RM7 9JD
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