### **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

### ISSUED BY: HAVERING LONDON BOROUGH COUNCIL

2.

- TO: 1. Mr Vineet Patel 36A Nightingale Road Rickmansworth Hertfordshire WD3 7DF
- The Owner 203 Crow Lane Romford RM7 0ES

3.

The Owner 203a Crow Lane Romford RM7 0ES

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 below have not been complied with. It considers that you should be required to comply with the conditions specified in this notice.

### 2. THE LAND AFFECTED BY THE NOTICE

The land and premises at 203 and 203a Crow Lane, Romford, RM7 0ES as shown outlined black on the attached plan.

#### 3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on the 3<sup>rd</sup> November 2017 for the proposed conversion of the existing vacant shop into a one bedroom flat including a change of use from shop to residential, Council reference P0463.12.

### 4. THE BREACH OF CONDITION

The following conditions have not been complied with:

(1) Condition 3 states:

"Within one month of the permission hereby granted, details of the type of cycle storage to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall then be provided on site, in the location shown on approved drawing no. VP 1203/02 Rev A within one month of approval of the details and retained permanently thereafter in accordance with the approved details."

(2) <u>Condition 4 states:</u>

"Within three months of the permission hereby granted, two parking spaces, as shown on drawing number VP 1203/02 Revision A hereby approved, shall be provided on site and retained permanently thereafter in accordance with the approved plans."

# 5. THE FOLLOWING ARE TO BE PROVIDED IN ORDER TO SECURE COMPLIANCE WITH THE CONDITIONS

- (1) Provide two clearly marked car parking spaces to the front of the property.
- (2) Provide clearly defined and secure cycle storage at the rear of the property.

Time for compliance: 30 days beginning with the day on which the notice is served on you.

## 6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect **immediately** it is served on you or you receive it by postal delivery.

Dated: 31<sup>st</sup> October 2018.

Signed: David Glill

David Colwill

Position: Team Leader Planning Enforcement & Appeals

## Authorised Officer

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

### WARNING

# THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

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 £2,500 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with the Planning Enforcement & Appeals Technician, Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 432805).

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 will advise you on what this procedure involves.

# DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE

