

**25 RAMSAY GARDENS, ROMFORD, RM3 7NT.**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/507/19.**

**ENFORCEMENT NOTICE**

**ISSUED BY:** London Borough of Havering (herein after referred to as “the Council”)

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 **25 RAMSAY GARDENS, ROMFORD, RM3 7NT**, shown edged in black on the attached plan and is registered under Land Registry Title Number EX63152.

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

Without planning permission the material change of use of a dwellinghouse (class C3) to hostel use (Sui Generis).

4. **REASONS FOR ISSUING THIS NOTICE**

1. It appears to the Council that the above breach of planning control has occurred “within the last TEN years” and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any amenity or injury which has been caused by the breach.
2. The material change of use of a dwellinghouse (class C3) to a hostel use (Sui Generis), by reason of the removal of what was permanent residential accommodation at a time when there are chronic shortages of housing in the Borough is unacceptable and that residential accommodation need to be safeguarded. The development is therefore considered contrary to the NPPF, Policies CP01 (Housing Supply), CP02 (Sustainable Communities), DC1 (Loss of Housing) of the Core Strategy and Development Control Policies DPD.
3. The material change of use of a dwellinghouse (class C3) to a hostel use (Sui Generis), by reason of the location of the site, which is not separated from other houses, thereby having potential adverse impact upon the amenities of the adjoining family housing and other local residents by reason of the intensification of the site increased comings and goings and other noise and disturbance issues associated with the unauthorised use.

The development is therefore considered contrary to the NPPF, Policies DC4 (Conversion to Residential and Subdivision of Residential uses), DC5 (Specialist Accommodation) of the Core Strategy and Development Control Policies DPD.

4. The Council does not consider that planning permission should be granted because conditions attached to any consent would not overcome these problems.

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

1. Cease using the dwellinghouse (class C3) as a hostel use (Sui Generis).

**6. TIME FOR COMPLIANCE**

**1 MONTH** after the date when this Notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **21<sup>st</sup> February 2020**, unless an appeal is made against it beforehand

Dated: **17<sup>th</sup> January 2020**

Signed: *David Colwill*

**DAVID COLWILL**

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

Nominated Officer: Phillip Jones  
Telephone number: 01708 431439  
Email: [Phillip.jones@havering.gov.uk](mailto:Phillip.jones@havering.gov.uk)

## **THE RIGHT OF APPEAL**

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Secretary of State before the **21<sup>st</sup> February 2020**. Further details are given in the attached explanatory note.

## **WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED**

If an appeal is not received against this Enforcement Notice, it will take effect on **21<sup>st</sup> February 2020** 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) can be viewed online at <http://www.legislation.gov.uk/ukpga/1990/8/contents>.

### **THE RIGHT OF APPEAL**

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 **21<sup>st</sup> February 2020**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

### **GROUNDS 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 you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£924.00** is payable both to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

### **STATEMENT ON GROUNDS OF APPEAL**

The grounds of appeal must be submitted to the Secretary of State, either when giving notice of the appeal or within 14 days from the date on which the Secretary of State sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which you propose to rely, in support of each of those grounds.

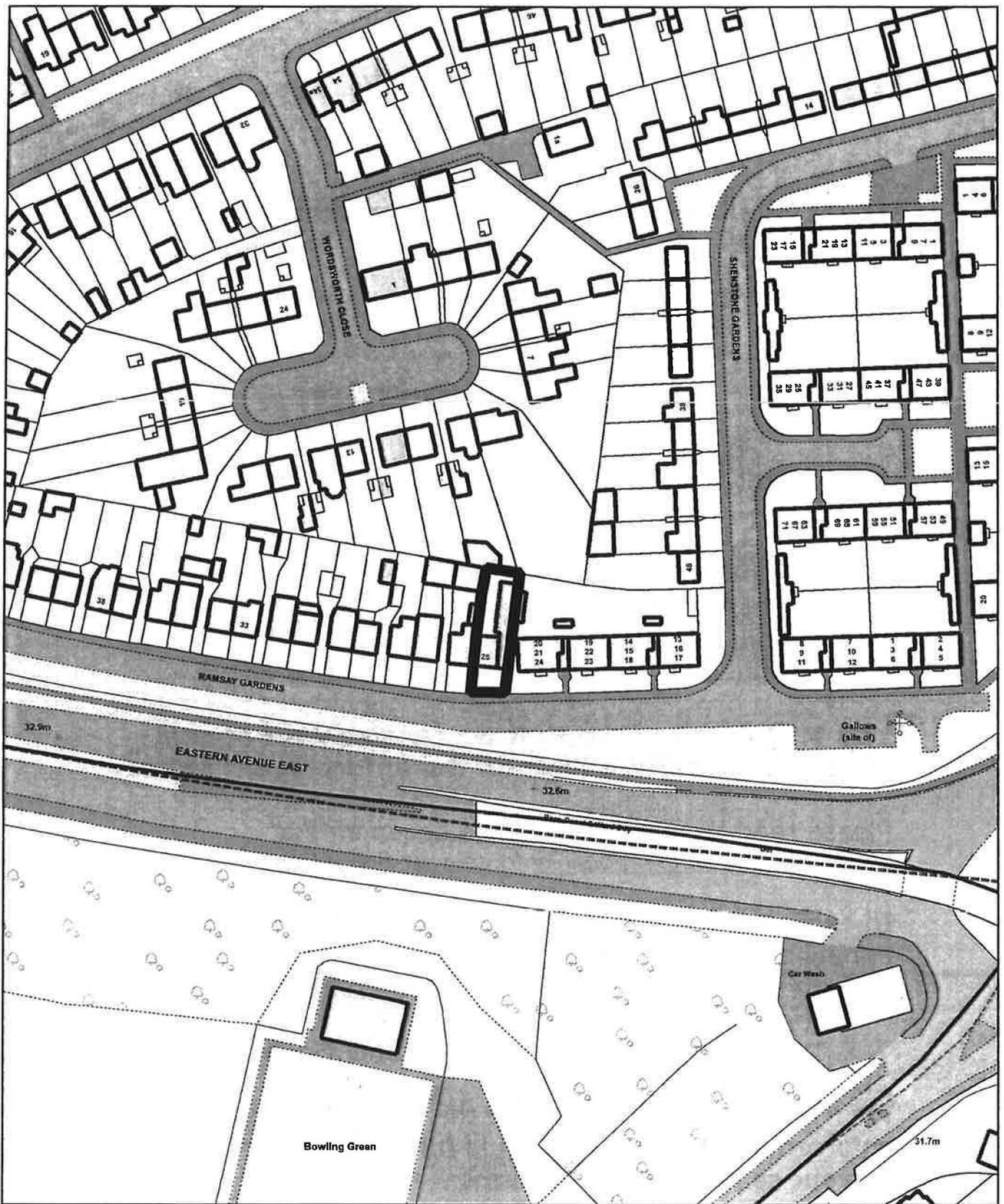
### **RECIPIENTS OF THE ENFORCEMENT NOTICE**

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner, 25 Ramsay Gardens, Romford, RM3 7NT.
2. The Occupier, 25 Ramsay Gardens, Romford, RM3 7NT.
3. Jaspal Kaur Singh, 25 Ramsay Gardens, Romford, RM3 7NT.
4. Mr M Siddiqui. 25 Ramsay Gardens, Romford, RM3 7NT.
5. Bank of Scotland PLC (Scot. Co. Regn. No SC327000), Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ.

For Information only served on:

Mr Hammad Khan, 31 Lyncroft Gardens, London, TW3 2QT.

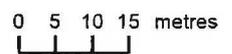


ENF/507/19

25 Ramsay Gardens, Romford, RM3 7NT.



Scale: 1:1250  
Date: 17 January 2020



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

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Ordnance Survey 100024327

CST Room 3/13  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Direct Line 0303-444 5000  
Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

## THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

**You MUST make sure that we receive your appeal before the effective date on the enforcement notice.**

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.