

RE: 216 MAWNEY ROAD, 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 Gary Day-Smith, 216 Mawney Road, Romford, RM7 8BU
 4. Company Secretary, Mortgage Express, Endeavour House, 1 Lyonsdown Road, New Barnet Herts EN5 1HU
 5. Company Secretary, C L Finance Limited, Kingston House, Centre 27 Business Park, Woodhead Road, Batley, West Yorkshire

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 216 Mawney Road, Romford shown hatched black on the attached plan (the "Land").

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

Without planning permission an unauthorised change of use from residential to a mixed use of part residential and part commercial by the siting of a commercial (shipping type) storage container in the rear garden.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years. The unauthorised change of use is not acceptable in close proximity to residential properties. The siting of a commercial container in the garden of a residential property by reason of its design and appearance has a material harmful effect on the rear garden environment and character and appearance of the streetscene in this

predominantly residential area. This is contrary to the objectives of Policy ENV1 of the Havering Unitary Development Plan. Any retrospective planning application made is unlikely to address adequately the adverse effects on the residential amenity.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the container and all associated machinery, apparatus, and equipment brought onto the Land in connection with the unauthorised use from the Land.

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

- (ii) Restore the Land on which the container was stationed to a garden area by reseeding and replanting.

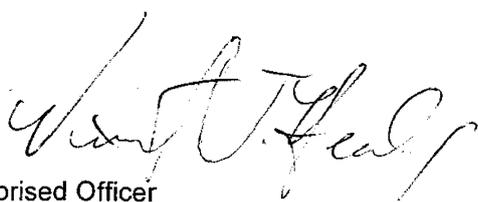
Time for compliance: one month from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 9th February 2007, unless an appeal is made against it beforehand

Dated: 5th January 2007

Signed:


Authorised Officer

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

YOUR RIGHT OF APPEAL

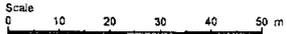
You can appeal against this Enforcement Notice to the Secretary of State by the 9th February 2007. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 9th February 2007 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.



(c) Crown Copyright. All rights reserved.
 LB of Havering. UPRN 100023211656
 Licence No 100024327

	Map Reference: TQ5089SW Date: 01/11/2006	Scale: 1:1250 
---	---	--

		
---	---	---

	London Borough of Havering Planning Department Mercury House, Mercury Gardens Romford, RM1 3SL Tel: 01708 434343	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
---	--	--

**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 9th February 2007. 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 page X the enclosed appeal forms.

PLANNING APPLICATION FEE

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised use - then a fee of £265 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

2. The Occupier of the said land
5. Mr Gary Day-Smith, 216 Mawney Road, Romford, RM7 8BU
6. Company Secretary, Mortgage Express, Endeavour House, 1 Lyonsdown Road, New Barnet Herts EN5 1HU
5. Company Secretary, C L Finance Limited, Kingston House, Centre 27 Business Park, Woodhead Road, Batley, West Yorkshire