

**RE: 4b Rosedale Road, Romford, RM1 4QS**

**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 property
  2. The Occupier of the said property
  3. Mr Paramsothy Santhan Alagaratnam, of 4B Rosedale Road Romford Essex
  4. Emilia Alagaratnam of 4BRosedale Road Romford Essex RM1 4QS
  5. Cheltenham & Gloucester PLC of Barnett Way Gloucester GL4 3RL

**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 and dwelling house at 4b Rosedale Road, Romford, RM1 4QS, as shown edged black on the attached plan. ('the Land')

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

The conversion of a single family dwelling house into 2 flats, without the grant of 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 4 years. Planning application P1322.06 seeking to authorise the conversion to flats was refused on grounds relating to:

- i) The poor standard of internal lay out that would be likely to lead to unacceptable additional noise and general disturbance to neighbouring property contrary to ENV1 and HSG7 of the Havering Unitary Development Plan.

- ii) Insufficient provision of off street parking would be likely to give rise to additional parking congestion in the locality to the detriment of residential amenity and highway safety and contrary to policies ENV1 and TRN18 of the Havering Unitary Development Plan.
- iii) Provision of poor standard of layout would not provide convenient and direct access to amenity space for the occupants of flat 2 (First Floor), with only convenient and direct access to amenity space for the occupants of flat 1 (Ground Floor) contrary to the Supplementary Design Guidance (Residential Amenity Space) of the Havering Unitary Development Plan.

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

- (i) Cease using the dwelling house as 2 flats and return it to its original use as a single family dwelling house.

**Time for Compliance:** 3 months from the effective date of this notice.

- (ii) Remove all materials, equipment and constructions (eg, internal partitions) brought on to the Land in connection with the unauthorised use including all rubble and materials arising from compliance with these requirements.

**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> August 2007 unless an appeal is made against it beforehand

Dated: 24<sup>th</sup> July 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 28<sup>th</sup> August 2007. Further details are given in the attached explanatory note.

**WHAT HAPPENS IF YOU DO NOT APPEAL**



c) Crown Copyright. All rights reserved.  
 B of Havering, UPRN 100023211656  
 Licence No 100024327

**b Rosedale Road**

Map Reference: TQ5089NE Date: 12/09/2005

Scale: 1:1250

Scale 0 10 20 30 40 50 m

nlp  
 National Land & Property Gazetteer

NS  
 NATIONAL STREET GAZETTEER

Ordnance Survey



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

If you do not appeal against this Enforcement Notice, it will take effect on 28<sup>th</sup> August 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.

**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> August 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 you 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:

1. The Owner of the said property
2. The Occupier of the said property
3. Mr Paramsothy Santhan Alagaratnam of 4BRosedale Road Romford Essex RM1 4QS
4. Emilia Alagaratnam of 4B Rosedale Road Romford Essex RM1 4QS

5. Cheltenham & Gloucester PLC of Barnett Way Gloucester GL4 3RL