

RE: THE CRANLEIGH 84 STATION LANE HORNCHURCH ESSEX RM12 6LX

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. Mrs. Christine Anne Barell/McKenzie, 84 Station Lane, Hornchurch, RM12 6LX
 4. Mr. Alexander R. McKenzie, 84 Station Lane, Hornchurch, RM12 6LX
 5. Miss Andrea Barrell, 84 Station Lane, Hornchurch, RM12 6LX
 6. Barclays Bank PLC (Co. Regn. No. 1026167), Barclays Loan Servicing Centre, P.O. Box 299, Birmingham, B1 3PF.

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 84 Station Lane Hornchurch RM12 6LX shown hatched black on the attached plan.

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

Without planning permission, the erection of unauthorised French style doors which allow access to a flat roof area .

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 development in question was substantially completed less than four years ago and is unacceptable as it allows access to an open roof area and, when open, causes overlooking, noise, and disturbance and loss of privacy to neighbouring properties. Planning application P1207.07 was submitted for proposed balcony and retrospective French doors was refused 3rd September 2007.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems. It is contrary to development plan policies and does not enhance or improve the character and appearance of the local area. The Policies are the Unitary Development Plan, DC61 of the core Strategy, and the Development Control Policies Development Submission of the Development Plan Document.

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5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised erection of French style doors

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

- (ii) Remove the frame of the French style doors in compliance with (i) above

Time for compliance: 3 months from the effective date of this notice

- (iii) Reinstate the aperture left by the removal of the French doors with existing brick to match surrounding brick work.

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

- (iii) Remove from the land all rubbish, rubble, machinery, apparatus, equipment brought onto the land associated with the unauthorised works and resulting from compliance with requirements (i) to (iii) above

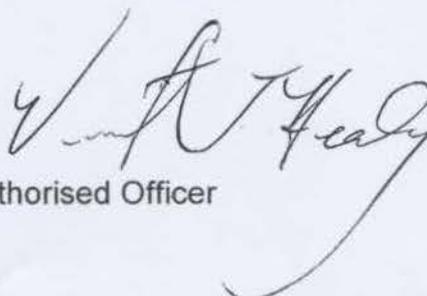
Time for compliance: 3 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 2nd February 2009, unless an appeal is made against it beforehand

Dated: 17th December 2008

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 2nd February 2009. 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 2nd February 2009 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.

At 1155hrs Thursday 18th December 2008
attached notice served on Mrs Christine
Mc Kenzie at 84 Station Lane, Hornchurch
✓ B. Long

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 2nd February 2009. 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 1990 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 £170.00 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

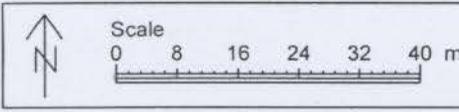
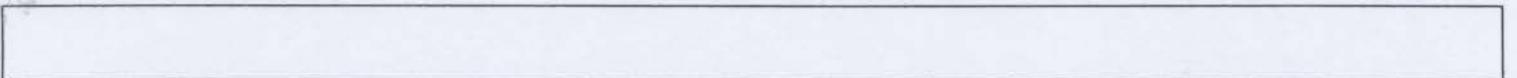
You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring him, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly 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:

1. The Owner of the said land
2. The Occupier of the said land
3. Mrs. Christine Anne Barell/McKenzie, 84 Station Lane, Hornchurch, RM12 6LX

4. Mr. Alexander R. McKenzie, 84 Station Lane, Hornchurch, RM12 6LX
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6. Barclays Bank PLC (Co. Regn. No. 1026167), Barclays Loan Servicing Centre, P.O, Box 299, Birmingham, B1 3PF.




Havering
 LONDON BOROUGH
 London Borough of Havering
 Town Hall, Main Road
 Romford, RM1 3BD

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