

30 THE BROADWAY, HORNCHURCH, RM12 4RN

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – Council Reference: ENF/130/19

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 **30 The Broadway, Hornchurch, RM12 4RN** as shown edged in black on the attached plan.

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

Without planning permission, the change of use of the basement into two self-contained separate residential units.

4. **REASONS FOR ISSUING THIS NOTICE**

- (1) It appears to the Council that the above breach of planning control has occurred “within the last FOUR 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 layout of 30B The Broadway is inadequate resulting in substandard accommodation for residents through lack of internal space. As a result, the development represents an overdevelopment of the site contrary to Policies DC61 of the LDF Core Strategy and Development Control Policies DPD, the Technical Housing Standards, the Housing Standards Minor Alterations to the London Plan, Policy 3.5 of the London Plan and the Housing SPG 2016.
- (3) The development, by reason of a lack of an outdoor amenity area, is harmful to the amenity of occupiers of the flats contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD and the Design for Living Supplementary Planning Document.
- (4) The flats, by reason of their location, inadequate access arrangements, proximity to the adjacent railway line and poor quality outlook, results in a development that provides a poor level of amenity to the detriment of occupiers contrary to Policies DC4 and DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document.

(5) The development, by reason of its location, poor environmental setting and inadequate pedestrian access arrangements, fail to provide a safe, high quality living environment harmful to the amenity of occupiers of the flats contrary to Policies DC4, DC61 and DC63 of the LDF Core Strategy and Development Control Policies Development Plan Document and London Plan Policy 7.3.

(6) The Council does not consider that planning permission should be granted for the development because conditions attached to any consent cannot remedy the breach.

5. WHAT YOU ARE REQUIRED TO DO

Within 3 months of the effective date of this Notice to:

1. Cease the use of the flats known as basement floor, 30b & 30c Broadway Parade, Hornchurch, RM12 4RN as residential accommodation;

AND

2. Revert the basement residential units back to storage and remove all kitchen and cooking facilities and remove all bathing and toilet facilities and remove all gas and electricity meters and fuse boxes from both flats;

AND

3. Remove all rubble, debris and detritus accumulated when taking steps (1), and (2) above.

6. TIME FOR COMPLIANCE

3 MONTHS after the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **26th March 2020**, unless an appeal is made against it beforehand

Dated: **25th February 2020**

Signed: 

David Colwill
Authorised Officer

On behalf of London Borough of Havering, 5th Floor Mercury House, Mercury Gardens, Romford, RM1 3SL

Nominated Contact Officer:

George Atta-Adutwum, Deputy Team Leader Planning Enforcement
01708 432157 george.atta-adutwum@haverling.gov.uk

THE RIGHT TO 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 **26th March 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 **26th March 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 TO 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 on or before the **26th March 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.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) and an appeal may be made 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£924** is payable 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.

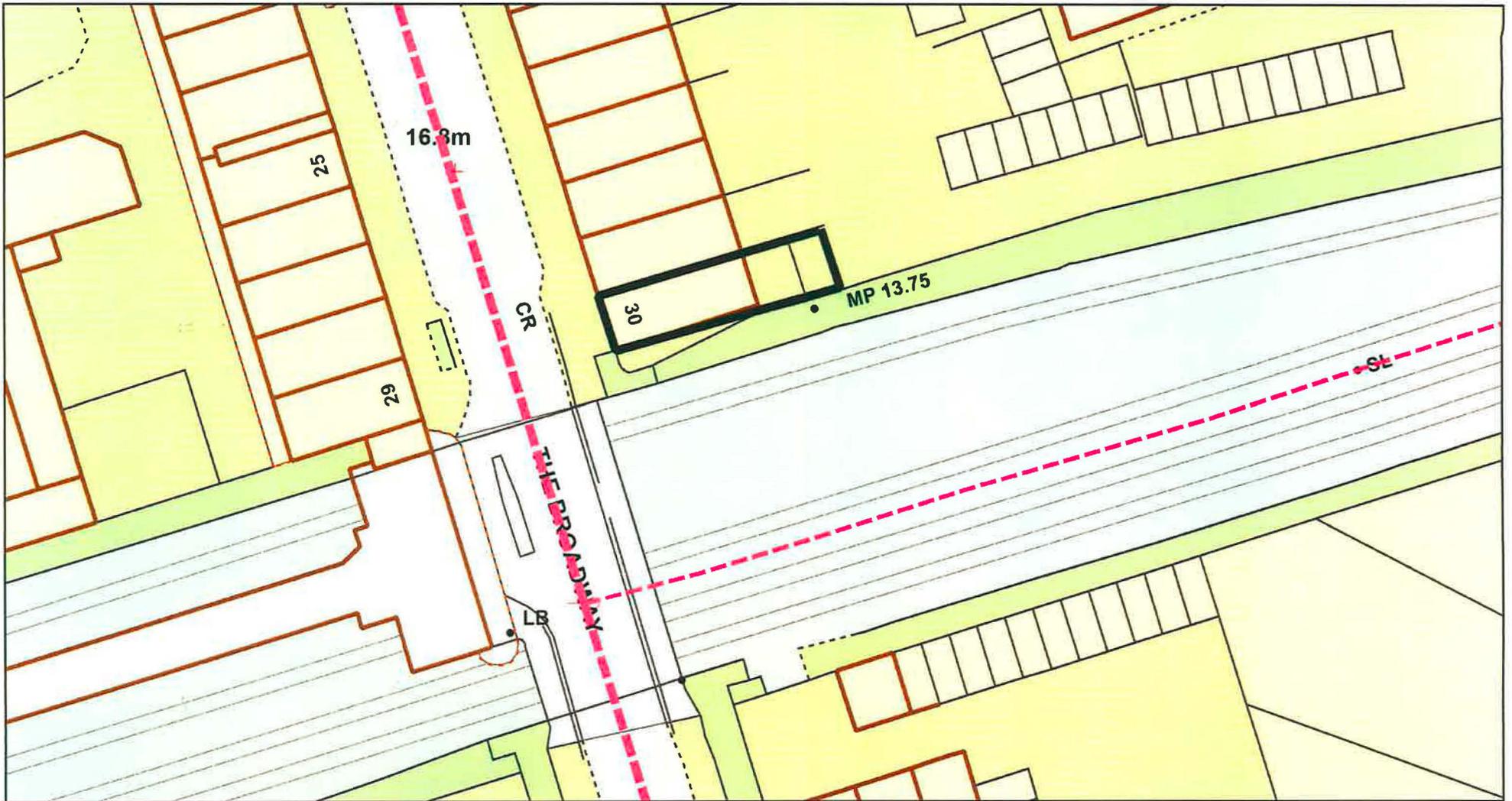
STATEMENT ON GROUNDS OF APPEAL

It must be submitted 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, 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 it is proposed 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. SOMASUNDRAM RAJENDRA, 30-30a The Broadway, Hornchurch, Essex RM12 4RN
2. SHANIYA YOGARAJAH, 30 The Broadway, Hornchurch RM12 4RN
3. The Occupiers, 30b The Broadway, Hornchurch RM12 4RN
4. The Owners, 30b The Broadway, Hornchurch RM12 4RN
5. The Occupiers, 30c The Broadway, Hornchurch RM12 4RN
6. The Owners, 30c The Broadway, Hornchurch RM12 4RN
7. NATIONAL WESTMINSTER BANK PLC, 1 Hardman Boulevard, Manchester M3 3AQ



30 The Broadway, Hornchurch, RM12 4RN



Scale: 1:500
 Date: 19 February 2020
 Size: A4

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

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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000
Email 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.