

**RE: 245a MAWNEY ROAD, ROMFORD, RM7 8DJ.
IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

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 **245a MAWNEY ROAD, ROMFORD, RM7 8DJ**, shown edged in black on the attached plan.

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

Without planning permission, the erection of metal railings and gate, to the perimeter of the front garden, with a height over 1.0 metre.

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" 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.

It is considered that the metal railings and gate by reason of its size, design, height, bulk and mass appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance and character of the surrounding area, and the prominent location creates a visually conspicuous and unsightly development as well as having an adverse impact on the streetscene and open character of the local area. The development is therefore contrary to the NPPF, London Plan policies 7.4, 7.5 and 7.6 Local Development Framework Policy DC61 of the LDF and Havering's Residential Extensions and Alterations SPD 2011.

The Council does not consider that planning permission should be granted because conditions attached to any consent would not overcome the planning issues raised in reasons for issuing the notice.

5. WHAT YOU ARE REQUIRED TO DO

This Enforcement Notice requires within ONE MONTH from the effective date of this Notice to have:

- (i) Removed entirely or reduced to a maximum height of 1.0 metre from natural ground level, the railings and gate from the perimeter of the front garden;
- AND
- (ii) Made good any damage caused to the existing wall in carrying out step 1, in materials that match in colour and texture the existing wall;
- AND
- (iii) Removed permanently all materials and debris from the site, resulting from steps (1) and (2) from the site.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **28th December 2018**, unless an appeal is made against it beforehand

Dated: **23rd November 2018**

Signed:



DAVID COLWILL
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 before the **28th December 2018**. 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 **28th December 2018** 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 **28th December 2018**.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

GROUND 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£412.00** is payable the Council. This fee should be paid to the London Borough of Havering when you lodge your appeal. If you do not pay this fee, the planning merits of your appeal may not be considered by the Planning Inspector.

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, 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:

The Owner, 245a Mawney Road, Romford, RM7 8DJ.

The Occupier, 245a Mawney Road, Romford, RM7 8DJ.

Mr Olufemi Joseph Banjo, 245a Mawney Road, Romford, RM7 8DJ.

Bank of Scotland PLC (Scot. Co. Regn. No.SC327000) Halifax Division, 1 Lovell Park Road, Leeds, LS1 1NS.

For information only.

Richard Simpson, JSPlanning (Email).



<p>245a Mawney Road, Romford, RM7 8DJ.</p>	<p>ENF/270/18</p> <p style="text-align: right;">N ↑</p>
<p>nlpg    <small>The National Map & Planning Database</small> NATIONAL STREET GAZETTEER Licensed Partner</p>	<p>Scale: 1:1000 0 5 10 15 metres</p> <p>Date: 23 November 2018</p>
<p> Havering <small>LONDON BOROUGH</small></p> <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2018 Ordnance Survey 100024327</p>

Customer Support Team
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 written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- 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.