

**RE: 3 REED POND WALK, GIDEA PARK, ROMFORD RM2 5PJ**

**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. Walter Knight  
3 Reed Pond Walk  
Gidea Park, Romford RM2 5PJ
  4. Caroline Kathleen Knight  
3 Reed Pond Walk  
Gidea Park, Romford RM2 5PJ
  5. The Company Secretary  
Bank of Scotland PLC  
Birmingham Midshires Division  
Pendeford Business Park, Wobaston Road  
Wolverhampton WV9 5HZ
  6. The Company Secretary  
National Westminster Bank PLC  
Romford Business Centre  
10 South Street  
Romford RM1 1RA

**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 house and land at 3 Reed Pond Walk, Gidea Park, Romford RM2 5PJ ("the Land") as shown edged black on the attached plan.

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

The erection of a front boundary wall on the Land without 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.

The constructed wall on the Land is not in accordance with planning permission (P0718.06).

The wall, by reason of its design, height and appearance, results in an unsympathetic, visually intrusive development which fails to preserve or enhance the special character of this part of the Gidea Park Conservation Area contrary to policies DC61 and DC68 of the Core Strategy and Development Control Policies Submission Development Plan Document.

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

- (i) Remove the front boundary wall from the Land.

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

- (ii) Remove all rubble and excess building material on the Land as a result of complying with (i) above.

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

#### **6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 2 February 2010, unless an appeal is made against it beforehand

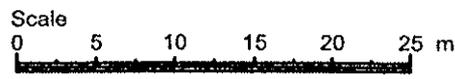
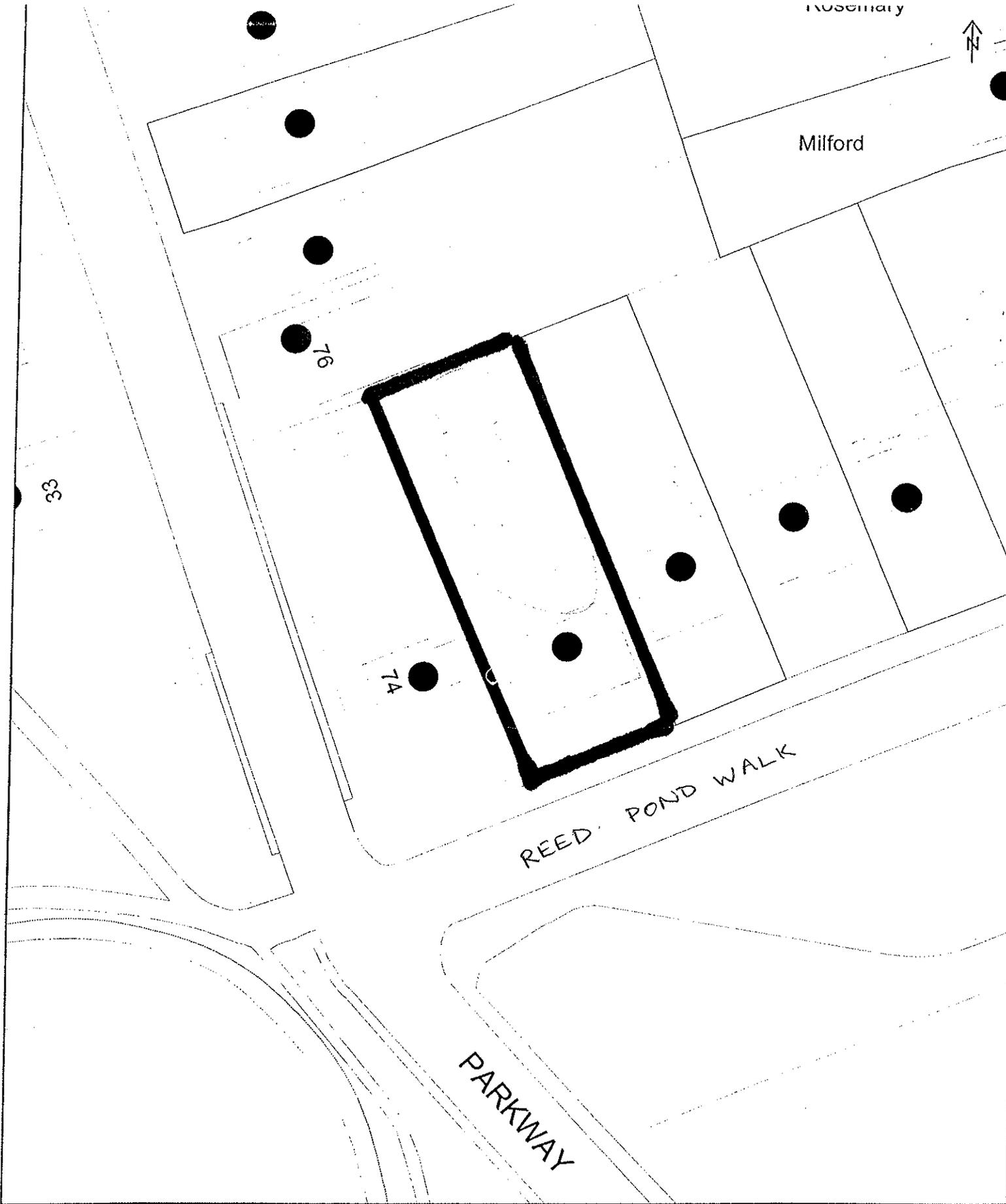
Dated: 23 December 2010

Signed:



Authorised Officer

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



Scale @ A4 1:500



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

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## **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by the – 2 February 2010. 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 2 February 2010 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.**

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## **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 2 February 2010. 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.

### **GROUNDINGS 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, or 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 you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £150 is payable both to the Secretary of State and to the Council, making the total fees payable £300. 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 you 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:

1. The Owner of the said property
2. The Occupier of the said property
3. Walter Knight  
3 Reed Pond Walk  
Gidea Park, Romford RM2 5PJ
4. Caroline Kathleen Knight  
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