

RE: Squirrels Public House, 420 Brentwood Road, Romford RM2 6DH

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. Jagtar Singh Sandhu of 420 Brentwood Road, Romford RM2 6DH.
 4. Jagtar Singh Sandhu of 386 High Street North, Manor Park, London E12 6PH.
 5. Mr R Muca, of 420 Brentwood Road, Romford RM2 6DH.
 6. The Company Secretary, Svenska Handelsbanken AB (PUBL) (incorporated in Sweden) (Company No. FC014392) of 2nd Floor, 4M Building, Malaga Avenue, Manchester Airport, Manchester M90 3RR.
 7. The Company Secretary, Svenska Handelsbanken AB (PUBL) (incorporated in Sweden) (Company No. FC014392) of 3 Thomas More Square, London E1W 1WY

ISSUED BY: London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by the London Borough of Havering ("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. The Council considers 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 property known as Squirrels Public House, 420 Brentwood Road, Romford RM2 6DH, (registered under title no. EGL321383) and shown outlined in bold black and cross hatched on the attached plan ("the Land").

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

Without planning permission the unauthorised change of use of that part of the Land shown cross hatched on the Plan, from use as a car park ancillary to Squirrels Public House to use as a car wash ("the Car Park").

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The unauthorised change of use, by reason of noise and general disturbance caused by machinery used on site and vehicles parking and manoeuvring, has a materially detrimental affect on the residential amenity of occupiers of surrounding properties.

The car wash operation utilises the entire Car Park; no provision is made for the parking requirements of Squirrels Public House should it to be brought back into use. The loss of the Car Park for parking purposes would result in an unacceptable overspill of vehicles onto the adjoining roads to the detriment of highway safety and residential amenity in the event of the Public House being reinstated.

The discharge of waste water from the car wash operation gives cause for concern as it is discharged into the existing rainwater sewer and does not allow for the containment of contaminated waste. Such discharge facilities may not meet the requirements of the Environment Agency.

The unauthorised change of use is contrary to Policies DC32, DC33, DC51, DC52 and DC61 of the Local Development Framework Core Strategy and Development Control Policy (Development Plan Documents)

The Council does not consider that planning permission should be given, because planning conditions could not overcome these problems.

The Council has previously refused an application for planning permission, application reference P1446.11, for a change of use of the Car Park to a hand car wash. The Council refused the application for the reasons aforesaid.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease use of Car Park as a car wash.

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

- (ii) Remove the buildings, machinery and other installations, including advertising signage, brought onto the Land in connection with the unauthorised use and in compliance with (i) above.

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

- (iii) Restore the Land to the condition prior to the commencement of the unauthorised use as a car was.

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

6. WHEN THIS NOTICE TAKES EFFECT

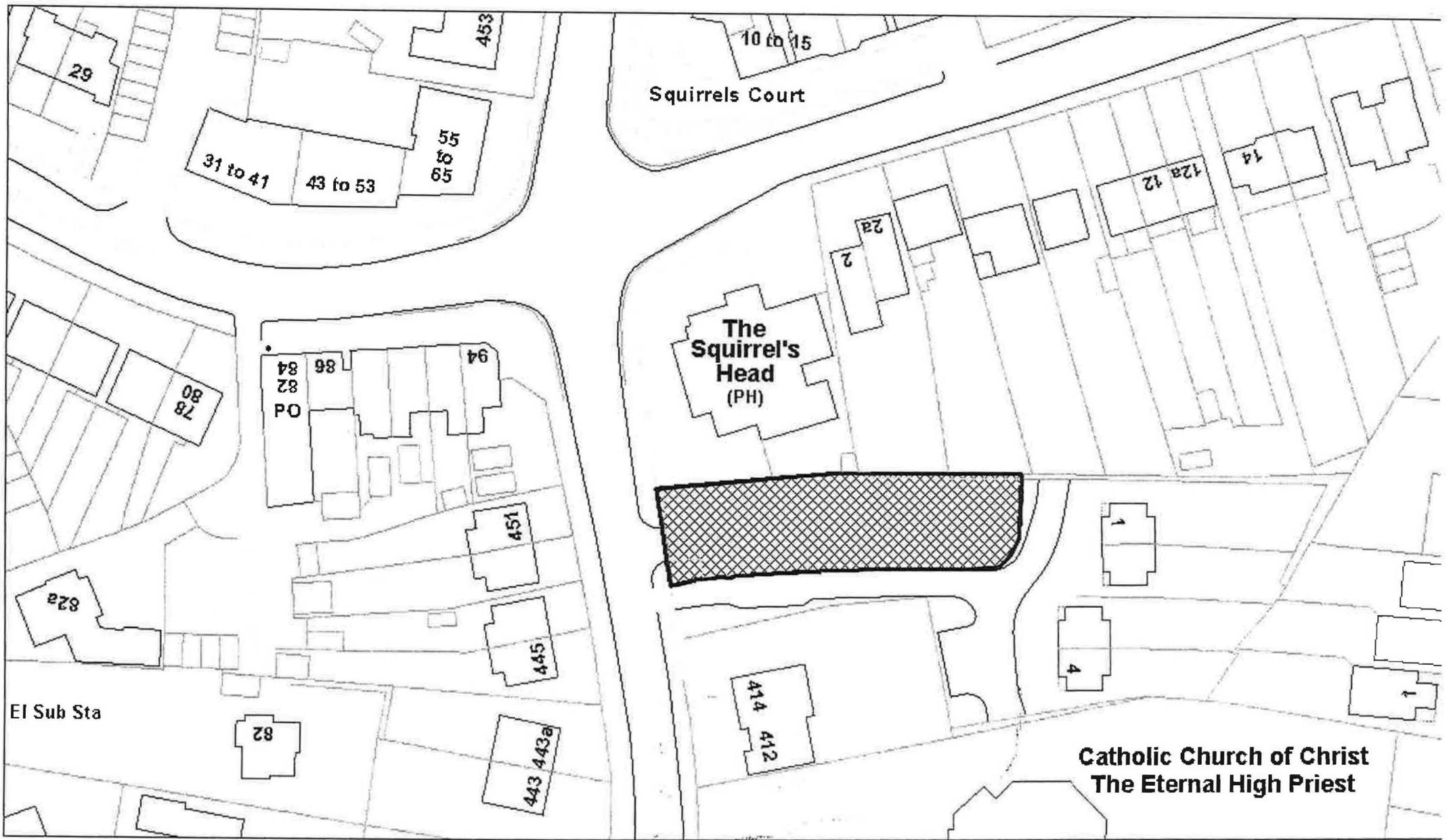
This Notice takes effect on 13 June 2012, unless an appeal is made against it beforehand

Dated: 7 May 2012

Signed:

A handwritten signature in black ink, appearing to read 'V. J. Healy', is written over the typed name.

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

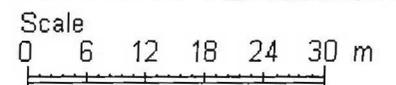


Squirrels Public House, Brentwood Road, Gidea Park



Map Reference: TQ5389SW
Date: 30/03/2012

Scale @ A4
1:750



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

nlp



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YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by 13 June 2012. 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 13 June 2012 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 13 June 2012.

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 you wish to appeal on Ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £335.00 is payable both to the Secretary of State and to the Council making the total fees payable £670.00. 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. Jagtar Singh Sandhu of 420 Brentwood Road, Romford RM2 6DH.
4. Jagtar Singh Sandhu of 386 High Street North, Manor Park, London E12 6PH.
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