

RE: LEPRECHAUN GERPINS LANE UPMINSTER RM14 2XR

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. Claire Louise Hutton c/o 92 Goodmayes Road, Ilford, Essex IG3 9UU
 4. Claire Louise Hutton, 'Leprechaun', Gerpins Lane, Upminster RM14 2XR.

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 'Leprechaun', Gerpins Lane, Upminster RM14 2XR (registered under Title Number EGL461694 at HM Land Registry) shown edged in black on the attached plan. ("the Land")

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

Without planning permission the erection of an outbuilding located outside of the residential curtilage and which is shown cross-hatched black on the attached plan.

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 outbuilding in question was not substantially for a period of four years prior to the service of this enforcement notice. The site lies within the Metropolitan Green Belt. The outbuilding appears as a visually intrusive addition affecting the openness of the Green Belt and the amenity of the locality. It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome the harm to amenity resulting from the adverse impact on the openness of the Green Belt.

In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to the following policies of the Local Development Framework: policies CP14, DC45, DC47, DC61.

London Plan 7.16 and London Plan 8.3.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove from the Land the unauthorised outbuilding and its concrete foundation slab

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

- (ii) Remove from the Land all rubble and waste materials and resulting from compliance with (i) above

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

- (iii) Restore the land on which the outbuilding and its foundation is located, shown cross-hatched black on the attached plan to its condition before the breach occurred

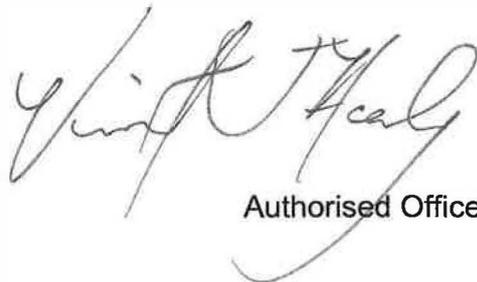
Time for compliance: 4 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 30th September 2014 unless an appeal is made against it beforehand

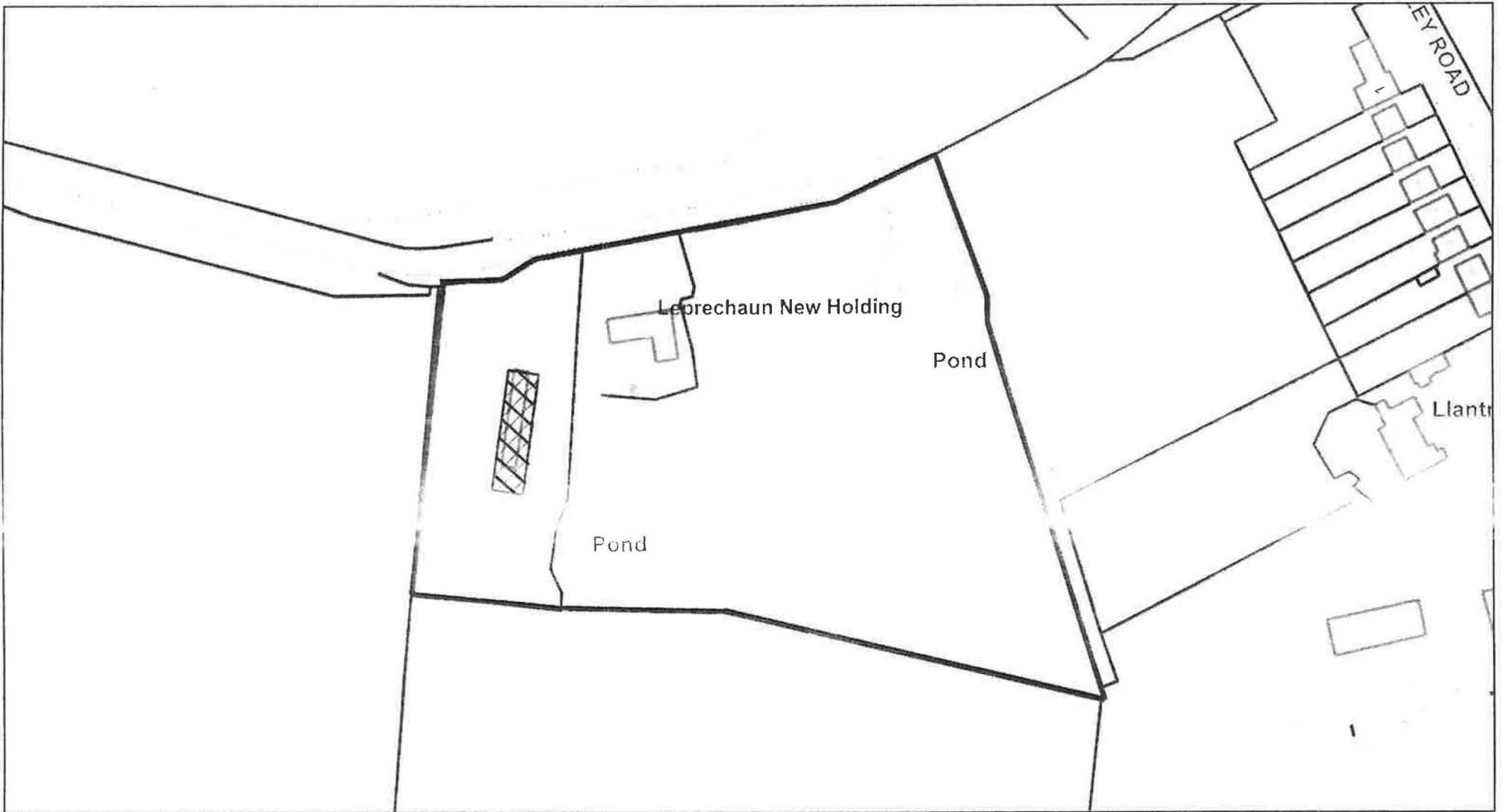
Dated: 26th August 2014

Signed:



Authorised Officer

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



Leprechaun, Gerpins Lane, Upminster. RM14 2XR N
↑



 Scale: 1:1500
 Date: 30 July 2014
 Size: A4




 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 30th September 2014. 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 30th September 2014 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 30th September 2014.

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 £3,080.00 is 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, 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. Claire Louise Hutton c/o 92 Goodmayes Road, Ilford, Essex IG3 9UU
4. Claire Louise Hutton, 'Leprechaun', Gerpins Lane, Upminster RM14 2XR.