

RE: 7 Gidea Close, Gidea Park, Romford RM2 5NP

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 and property.
 2. The Occupier of the said land and property.
 3. David Stephen Jacques of 7 Gidea Close, Gidea Park, Romford RM2 5NP
 4. Dawn Michelle Jacques of 7 Gidea Close, Gidea Park, Romford RM2 5NP
 5. National Westminster Bank PLC of Mortgage Centre, P.O. Box 12201, 7 Brindley Place, Birmingham B2 2NA
 6. National Westminster Bank PLC of 135 Bishopsgate, London EC2M 3UR

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 7 Gidea Close, Gidea Park, Romford RM2 5NP (registered under title no. EGL70725) and shown outlined in bold black on the attached plan ("the Property").

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

Without planning permission, the formation of a hard surface in the front garden of the Property in the area hatched black on the attached plan ("the Hardstanding").

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 Property lies within the Gidea Park Conservation Area.

The Hardstanding significantly reduces the amount of soft landscaping in the front garden of the Property and by reason of the carriage style driveway, results in a form of development which detracts from the setting of the Property.

The Hardstanding neither preserves nor enhance the special character and appearance of the Gidea Park Conservation Area and is contrary to policies DC61 and DC69 of the Core Strategy and Development Control Policies DPD as well as Policy 12 of the National Planning Policy Framework (NPPF).

Retrospective planning applications for the retention of the Hardstanding P0139.12 and P0609.12 were refused in March 2012 and July 2012 respectively for the reasons outlined above.

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

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised Hardstanding from the front of the Property in the area shown hatched black on the attached plan

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

- (ii) Remove from the land all materials, rubble, machinery, apparatus and installations used in connection with or resulting from compliance with (i) above.

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

- (iii) Restore the soft landscaping to the front of the Property in the area hatched black on the attached plan, by either reseeding with grass or the laying of turf.

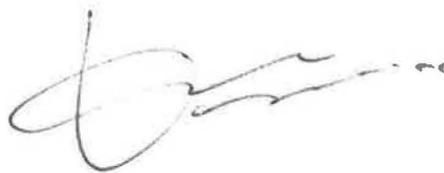
Time for compliance: 6 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

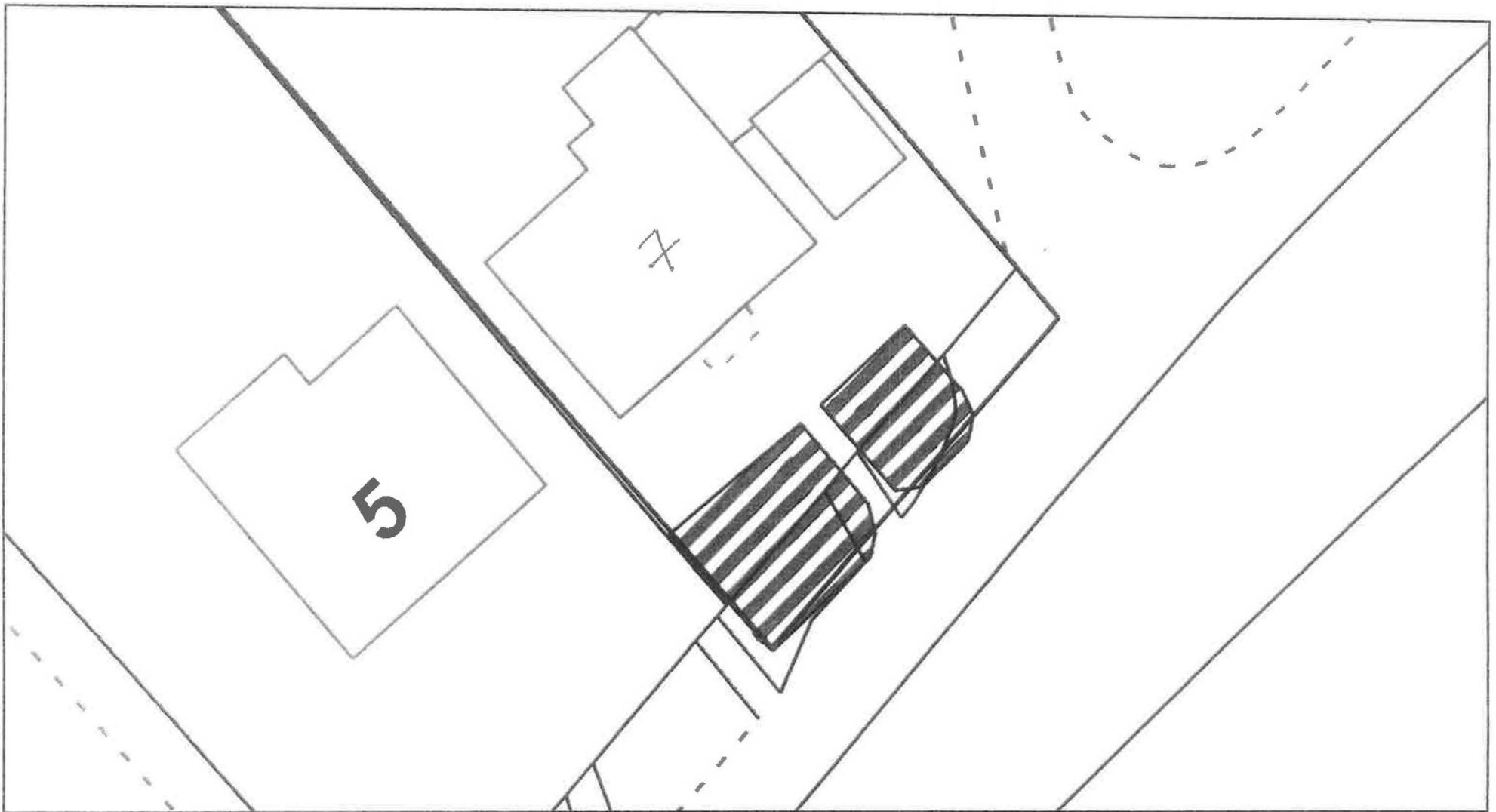
This Notice takes effect on 31 March 2015, unless an appeal is made against it beforehand

Dated: 17 February 2015

Signed:



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



7 Gidea Close, Gidea park, Romford. RM2 5NP



Scale: 1:200
Date: 12 November 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 31 March 2015. 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 31 March 2015 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 31 March 2015.

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

If you intend to appeal against the notice on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £344.00 is payable to the Council. If the fee is 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 and property.
2. The Occupier of the said land and property.
3. David Stephen Jacques of 7 Gidea Close, Gidea Park, Romford RM2 5NP
4. Dawn Michelle Jacques of 7 Gidea Close, Gidea Park, Romford RM2 5NP
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