IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

BREACH OF CONDITION NOTICE

SERVED BY: HAVERING LONDON BOROUGH COUNCIL

TO:	1.	Wyldecrest Properties 857 London Road Grays. Essex. RM20 3AT	2.	Shelfside Holdings Ltd 88/98 College Road Harrow HA1 1RA

1. **THIS NOTICE** is served by the Council, under section 187A of the above Act because they consider that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below has not been complied with. The Council consider that you should be required to comply with the condition specified in this notice. The annex at the end of this notice contains important additional information.

2. THE LAND TO WHICH THIS NOTICE RELATES

The land and premises at Lakeview Park Cummings Hall Lane Noak Hill Romford shown hatched black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on the 25th April 2014 for retention of residential dwelling house, decking and outbuilding with Council reference P1257.13.

4. THE BREACH OF CONDITION

The following condition has not been complied with:-

(1) No 7 (i) of P1257.13 which states

The use hereby permitted shall cease and the single dwellinghouse, outbuilding and decking hereby permitted shall be demolished and removed from the land together with all equipment and materials brought onto the land for the purposes of such use and any materials resulting from the demolition within 28 days of the date of failure to meet any one of the requirements set out in (i) below:

(i) within 4 months of the date of this decision, the hard and soft landscaping scheme, landscaping maintenance and timescales for implementation shall be carried out in accordance with Planning Statement dated 15th October 2013 and Drawing No. LV_003 and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority. Any trees or plants which within a period of 5 years from the date of this decision notice die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document, Policy DC61

5. WHAT YOU ARE REQUIRED TO DO

1. Carry out the hard and soft landscaping scheme in accordance with Planning Statement dated 15th October 2013 and Drawing No. LV_003, attached;

Period for compliance: 42 days beginning with the day on which this notice is served on you

<u>or</u>

- 2. Cease the residential use of the single dwelling house as shown as 'BUNGALOW' on the approved plan Drawing no. LV_003 as attached
- 3. Demolish the single dwelling house, associated outbuildings and decking, also remove all resulting materials and any equipment brought onto the land in connection with compliance of this requirement

Period for compliance: 60 days beginning with the day on which this notice is served on you.

Dated: 25th August 2015

Signed: In Tull

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD

Nominated Officer: Steve Lomas. Planning Enforcement Officer

Telephone Number: 01708 432805

ANNEX

WARNING

THIS NOTICE TAKES EFFECT IMMEADIATELY IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE

It is an offence to contravene the requirements in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is £2,500 for a first offence and for any subsequent offence.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately with Steve Lomas, Planning Enforcement Officer, Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 432805).

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

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	Cummings Hall and Cummings Hall and Cumming and Cumming and Cum
75.5m	

Lakeview Park, Cummings Hall Lane, Noak Hill		
	Scale: 1:1500 Date: 25 August 2015 Size: A4	

🕸 Havering	London Borough of Havering Town Hall, Main Road,Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2015 Ordnance Survey 100024327
LONDON BOROUGH	161.01700 404040	

