

RE: 17 KEATS AVENUE, RM3 7AR

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: London Borough of Havering (herein after referred to as “the Council”)

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 17 Keats Avenue, RM3 7AR, shown edged in black on the attached plan.

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

Without planning permission, the material change of use of the premises into six self-contained studio flats with one communal kitchens.

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” and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any amenity or injury which has been caused by the breach.

The material change of use of the dwellinghouse to six self-contained studio flats results in the loss of a family dwelling and is considered overdevelopment of the site resulting in overcrowded and cramped living conditions for current and future occupiers and does not provide a mix of housing sizes and types, contrary to Policy 3.5 Quality and Design of Housing Developments and Policy 3.8 Housing Choice of the London Plan 2015, and Policies CP1, CP2, DC4 and DC61 of Havering Core Strategy and Development Control Policies DPD.

The material change of use of the dwellinghouse to six self-contained studio flats has the potential to cause harm to neighbouring amenity through; increased comings and goings, increased levels of noise and disturbance and a lack of parking and cycle provision within the site, contrary to policies 7.1 and 7.15 of the London Plan and Policies DC4, DC33 and DC35 of Havering Core Strategy and Development Control Policies DPD.

The Council does not consider that planning permission should be granted because planning conditions would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease using the property as six self-contained studio flats.
- (ii) Remove; all cooking facilities, except one kitchen, all bathrooms, except one bathrooms (including w.c.) and one separate w.c., and all electricity meters/fuse boxes apart from one, from the premises including all materials and debris associated with the unauthorised use of the premises.

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **9 November 2015**, unless an appeal is made against it beforehand

Dated: 2 October 2015

Signed: 

Authorised Officer

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

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by the **9 November 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 **9 November 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 **9 November 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

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£1,925.00** is payable both to the Secretary of State and to the Council, making the total fees payable **£3,850.00** If the fees are not paid then that ground of appeal will not be valid.

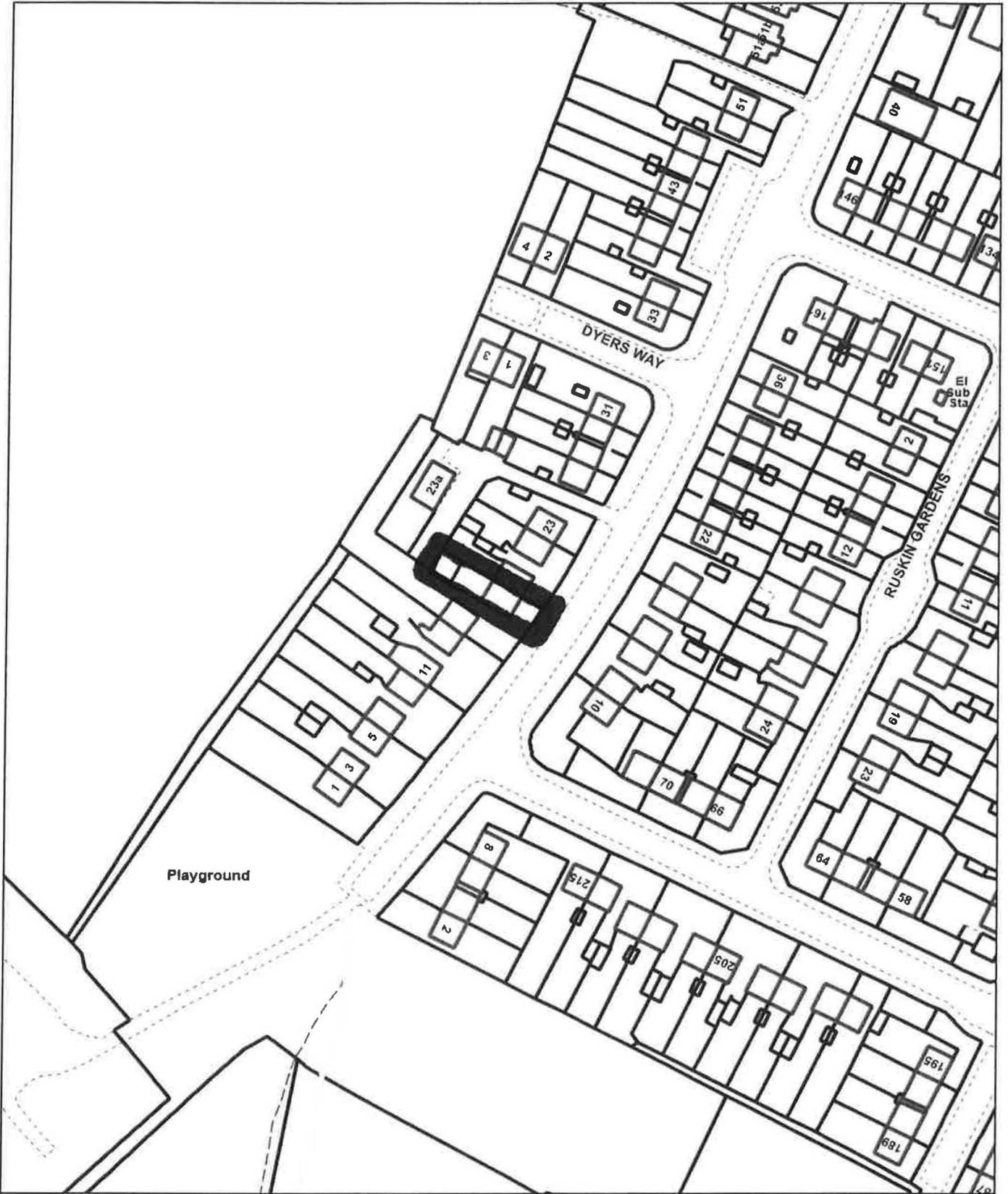
STATEMENT ON GROUNDS OF APPEAL

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, 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, 17 Keats Avenue, RM3 7AR.
2. The Owner Flat 1, 17 Keats Avenue, RM3 7AR.
3. The Owner Flat 2, 17 Keats Avenue, RM3 7AR.
4. The Owner Flat 3, 17 Keats Avenue, RM3 7AR.
5. The Owner Flat 4, 17 Keats Avenue, RM3 7AR.
6. The Owner Flat 5, 17 Keats Avenue, RM3 7AR.
7. The Owner Flat 6, 17 Keats Avenue, RM3 7AR.
8. The Occupier, 17 Keats Avenue, RM3 7AR.
9. The Occupier Flat 1, 17 Keats Avenue, RM3 7AR.
10. The Occupier Flat 2, 17 Keats Avenue, RM3 7AR.
11. The Occupier Flat 3, 17 Keats Avenue, RM3 7AR.
12. The Occupier Flat 4, 17 Keats Avenue, RM3 7AR.
13. The Occupier Flat 5, 17 Keats Avenue, RM3 7AR.
14. The Occupier Flat 6, 17 Keats Avenue, RM3 7AR.
15. MAIN DEALER LIMITED, (FAO The Company Secretary), New Burlington House, 1075 Finchley Road, London, NW11 0PU.
16. MAIN DEALER LIMITED, SARAH WEINBERGER (Company Secretary), 67 Fairholt Road, London, N16 5EW.
17. MAIN DEALER LIMITED, MOSHE YEHUDA WEINBERGER (Company Director), 67 Fairholt Road, London, N16 5EW.



17 Keats Avenue, Harold Hill, RM3 7AR



Scale: 1:1250
Date: 01 October 2015

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

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