

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 - ENF/579/21

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

1. The Owner, 33 High Street, Romford, RM1 1JL
2. The Occupier, 33 High Street, Romford RM1 1JL
3. C & C Grand Homes Limited of 33 High Street, Romford RM1 1JL
4. C & C Grand Homes Limited of 72 North Street, Romford RM1 1DA
5. Ann Burjack of 72 North Street, Romford RM1 1DA as Director of C& C Grand Homes Limited
6. Constantine Stan Burjack of 72 North Street, Romford, RM1 1DA as Director of C & C Grand Homes Limited
7. Constantin Octavian Tudora of 1 Lewis Way, Dagenham, England, RM10 8TZ as Director of C & C Grand Homes Limited
8. The Secretary, C & C Grand Homes Limited of 72 North Street, Romford RM1 1DA
9. C & C Grand Homes Limited by email

1. THIS IS A FORMAL NOTICE which is issued by the Council, under section 187A of the above Act because they consider that conditions imposed on a grant of planning permission, relating to the land described below have not been complied with. It considers that you should be required to comply with the conditions specified in this notice.

2. THE LAND AFFECTED BY THE NOTICE

33 High Street, Romford RM1 1JL, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference EGL 280336.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is P1418.20 for "Retention of ground Floor shop. The conversion of upper floors to 1x one bedroom one bedroom flat and 1x two bedroom three person flat, with conversion of loft. Erection of two storey rear

extension with balconies and installation of two rooflights to the rear", which was granted planning permission on 23rd December 2020.

4. THE BREACH OF CONDITIONS

1. Failure to provide details and discharge the requirements of conditions 3 (materials) and 8 (cycle storage) of planning permission P1418.20 granted on 23rd December 2020
2. Failure to comply with condition 4 (privacy screen) of planning permission P1418.20 granted on 23rd December 2020.

5. THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS

As the person responsible for the breach of condition specified in section 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

(1) Submit a valid application and fee to discharge the requirements of each of the following conditions of application P1418.20:

3 No works shall take place in relation to any of the development hereby permitted until details of all materials to be used in the external construction of the building(s) together with the details and plans of the roof lights are to be provided at a scale of 1:20 and materials and colours of for the balustrades are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials and the details.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be approved. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

8 No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and agreed in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non- motor car residents and sustainability. Cycle storage needs to be lockable and usable and include details of the rack

(2) Comply with condition 4 of planning permission P1418.20 by providing an adequate privacy screen to the rear and side second floor balcony in accordance with the details previously submitted and approved by discharge of conditions application Q0018.21.

Time for compliance: 28 days from the effective date of this notice, beginning with the day on which the notice is served on you.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect **immediately** it is served on you or you receive it by postal delivery.

Dated: **22nd November 2022**

Signed: 

George Atta-Adutwum
Position: Assistant Team Leader, Planning Enforcement

Authorised Officer

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

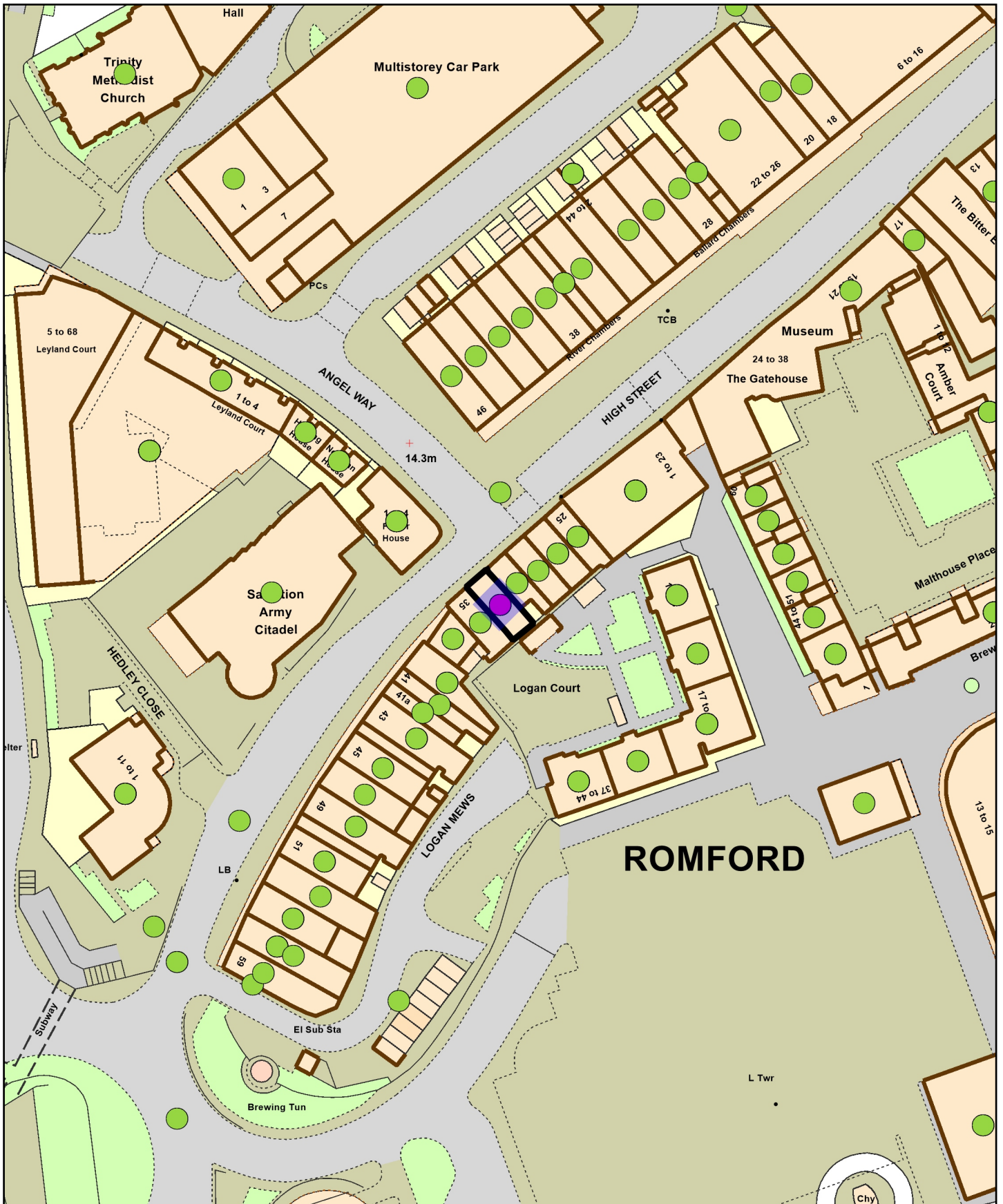
WARNING

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

It is an offence to contravene the requirements stated 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 **Chris Stathers, Principal Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BB (01708 433619)**.


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. A lawyer will advise you on what this procedure involves.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE





33 HIGH STREET, ROMFORD

ENF/579/21




Scale: 1:1000

Date: 19 August 2022

Havering
LONDON BOROUGH

London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
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Ordnance Survey 100024327