

**View 1, The Track, Prospect Road, Hornchurch, RM11 3TY**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/536/20**

## **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 known as VIEW 1, THE TRACK, PROSPECT ROAD, HORNCHURCH RM11 3TY, shown edged in black on the attached plan and is registered under Land Registry Title Numbers NGL169848, EGL500674, EGL288072, BGL77304, EGL485357 and EGL302852.

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

Without planning permission, the material change of use of land to use for residential purposes including the stationing of caravans/mobile homes for residential use”

### **4. REASONS FOR ISSUING THIS NOTICE**

1. It appears to the Council that the above breach of planning control in relation to the material change of use has occurred within the last ten years.
2. The land lies within the Metropolitan Green Belt and the use has harmful impacts upon the openness of the green belt due to the erection of boundary fencing, hard surfaces as well as the stationing of mobile homes, touring caravans and other vehicles on the land. The use of the land is consequently inappropriate development. There are no very special circumstances which outweigh the harm in principle to the Green Belt. The unauthorised use of the site is contrary to Policy G2 of the London Plan, the National Planning Policy Framework and the Planning Policy for Traveller Sites.
3. The proposed development, by reason of the hard surfaces covering the land, the erection of boundary fences around and within the land, the siting of mobile homes and caravans, together with the paraphernalia associated with a travellers’

site has the effect of devastating the verdant character of the area, and is considered to be harmful to the character and appearance of the area, contrary to Policies 11, 26, 27 and 29 of the Havering Local Plan.

4. The change of use and associated operational development are considered to significantly adversely affect and damage the biodiversity of the habitat of the land and it is considered that retention of the land for residential use as a travellers' site would have a significant harmful impact upon the ecological and biodiversity of the land. In these respects the change of use is contrary to Policies 27 and 30 of the Havering Local Plan, Policies G5, G6 and G7 of the London Plan and National Planning Policy Framework 2019, which seek minimising impacts on and providing net gains for biodiversity.
5. The use as a travellers' site is considered to have a harmful impact on overland run off from surface water and thereby increase the flood risk within and adjacent to the site. As a result the use does not comply with Policies 11 and 32 of the Havering Local Plan, Policies SI12 and SI13 of the London plan and the NPPF.
6. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems.

## **5. WHAT YOU ARE REQUIRED TO DO**

1. Cease the use of the land for residential purposes;
2. Remove all the mobile homes/caravans from the site;
3. Remove all other structures, equipment and other items associated with the residential use of the site;
4. Remove all hard surfaces, hard core, aggregates, building materials, rubble and debris from area the hatched in black identified in the attached site plan AND;
5. Remove all accumulated materials from the site when taking steps 1 to 4 above.

## **6. TIME FOR COMPLIANCE**

**TWO MONTHS** after the date when this Notice takes effect.

## **7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **24<sup>th</sup> February 2023**, unless an appeal is made against it beforehand

Dated: **24<sup>th</sup> January 2023**

Signed: 

GEORGE ATTA-ADUTWUM

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

Nominated Officer to contact regarding this Notice: **George Atta-Adutwum**

Telephone Number: **01708 432157**

Email: [George.Atta-Adutwum@havering.gov.uk](mailto:George.Atta-Adutwum@havering.gov.uk)

## **THE RIGHT TO APPEAL**

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Planning Inspectorate acting on behalf of the Secretary of State before **24<sup>th</sup> February 2023**. Further details are given in the attached explanatory note.

## **WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED**

If an appeal is not received against this Enforcement Notice, it will take effect on **24<sup>th</sup> February 2023** 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) can be viewed online at <https://www.legislation.gov.uk>

### **THE RIGHT TO APPEAL**

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 Planning Inspectorate before **24<sup>th</sup> February 2023**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

### **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 you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£924** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

## **STATEMENT ON GROUNDS OF APPEAL**

The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made 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. Connor S Jerry, View 1, The Track, Prospect Road, Hornchurch, RM11 3TY
2. The Occupiers, View 1, The Track, Prospect Road, Hornchurch, RM11 3TY
3. Gerrard Anthony O'Connor, 128 Heath End Road, Flackwell Heath, High Wycombe HP10 9EW

4. The Directors, Palms Hospitality Limited, 30 Poland Street, London W1F 8QS
5. SANGER, Joginder, 3 Westover Hill, West Heath Road, Hampstead, London, NW3 7UH
6. SANGER, Girish 3 Westover Hill, West Heath Road Hampstead, London, NW3 7UH
7. SANGER, Joginder Pal, Dr 3 Westover Hill, Hampstead, London, NW3 7UH
8. SANGER, Reema 3 Westover Hill, West Heath Road Hampstead, London, NW3 7UH
9. Miles O'Connor, The Grove, Prospect Road, Hornchurch RM11 3TY.

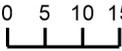


**View 1, The Track, Prospect Road, Hornchurch, RM11 3TY**







**Scale: 1:500** 0 5 10 15 metres  
**Date: 23 January 2023** 



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

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 Ordnance Survey 100024327

# Enforcement appeal: information sheet for local planning authorities

Customer Support Team  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1  
6PN

Direct Line: 0303 444 5000

Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)

## 1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

**You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.**

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.