

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/654/17
Notice 3 of 3**

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

- 1) The Owner / Occupier; 1 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 2) The Owner / Occupier; 2 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 3) The Owner / Occupier; 3 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 4) The Owner / Occupier; 4 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 5) The Owner / Occupier; 5 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 6) The Owner / Occupier; 6 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 7) The Owner / Occupier; 7 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 8) The Owner / Occupier; 8 Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH
- 9) Gaj Property Investments LTD; 8 Rose & Crown Mews, Isleworth, Middlesex, TW7 5FA
- 10) Serbjit Kaur Ghotra; 8 Rose & Crown Mews, Isleworth, Middlesex, TW7 5FA
- 11) Sukhdev Singh Ghotra; 8 Rose & Crown Mews, Isleworth, Middlesex, TW7 5FA
- 12) Handelsbanken PLC; 3 Thomas More Square, London, United Kingdom, E1W 1WY
- 13) Kevin Rohan Taylor; Handelsbanken Plc, 3 Thomas More Square, London, E1W 1WY
- 14) Sven Martin Bjornberg; 3 Thomas More Square, London, E1W 1WY
- 15) Tanya Castell; Handelsbanken Plc, Uk- Governance, 3 Thomas More Square, London, United Kingdom, E1W 1WY
- 16) John Ellacott; Handelsbanken Plc, Uk-Governance, 3 Thomas More Square, London, E1W 1WY
- 17) Mikael Lars Hallaker; Handelsbanken Plc, Uk-Governance, 3 Thomas More Square, London, United Kingdom, E1W 1WY
- 18) Mikael Resen Iman-Sorensen; 3 Thomas More Square, London, United Kingdom, E1W 1WY

- 19) Maureen Laurie; Handelsbanken Plc, Uk-Governance, 3 Thomas More Square, London, United Kingdom, E1W 1WY
- 20) Therese Agneta Kristina Lilja; Handelsbanken Plc, 3 Thomas More Square, London, United Kingdom, E1W 1WY
- 21) Owl Building Control Solutions Limited; Ramsbury House, Charnham Lane, Hungerford, Berkshire, United Kingdom, RG17 0EY

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**

56 Athelstan Road, Romford, RM3 0QH known as 'Jai Apartments' and 'Veer House' as shown edged in black on the attached plan. The land is registered with HM Land Registry under references EGL23056, EGL 372006, EGL372224, and EGL489093.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates to is Q0039.15, which approved details in relation to conditions imposed on permission P1751.14.

4. **THE BREACH OF CONDITIONS**

The following conditions have not been complied with:

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development 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

- 11 Prior to the commencement of the development hereby approved a full and detailed application for the Secured by Design award scheme shall be submitted to the Local

Planning Authority, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers (DOCOs), the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer, sustainable communities, reflecting guidance set out in the National Planning Policy Framework, Policy 7.3 of the London Plan, and Policies CP17 'Design' and DC63 'Delivering Safer Places' of the LBH LDF.

- 14 Prior to the commencement of the development, all details of boundary screening shall be submitted to and approved in writing by the Local Planning Authority the approved details shall be implemented immediately on approval and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development and to prevent undue overlooking of adjoining properties

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 condition by taking the following steps:

- (1) Make any and all changes and alterations to the site and the building(s) on the site to ensure that the development complies with the drawings and details approved under application Q0039.15 for condition 5 of application P1717.14. This includes (but is not limited to):
- (a) The removal of the large concrete slab / stone situated on the northwest corner of the site (on the junction between Athelstan Road and Fitzilian Avenue);
 - (b) The installation of- and planting of- all trees, bushes and other foliage as set out on drawing RM/01B/Conditions.01A. This includes planting the Amelanchier Arborea "Robin Hill" tree in the location by parking space P1 on drawing RM/01B/Conditions.01A.

AND

- (2) Make any and all changes and alterations to the site and the building(s) on the site to ensure that the development complies with the drawings and details approved under application Q0039.15 for condition 11 of application P1717.14. This includes (but is not limited to):
- (a) Implementing the lighting scheme as set out on drawing RM/01B/Conditions.01A. This includes installing the streetlights located by parking space P1, as well as behind parking space P3 as indicated on drawing RM/01B/Conditions.01A. This also includes the installation of wall lights for several of the dwellings as set out on drawing RM/01B/Conditions.01A;

AND

- (3) Make any and all changes and alterations to the site and the building(s) on the site to ensure that the development complies with the drawings and details approved under application Q0039.15 for condition 14 of application P1717.14. This includes (but is not limited to):
- (a) The installation of a new 0.6m high brick wall on the northern side of the site (on the Fitzilian Avenue side of the site). This is indicated on drawing RM/01B/Conditions.01A;
 - (b) The installation of a 3m high brick wall on the northern side of the site, next to No8 Fitzilian Avenue, and is indicated on drawing RM/01B/Conditions.01A;
 - (c) A new 1.2m high fence located on the southern side of the site, on the boundary with No52 Athelstan Road, as shown on drawing RM/01B/Conditions.01A.

AND

- (4) Remove all materials, rubble and debris from the site as a result of taking steps (1), (2), and (3) above.

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: **4th November 2021**

Signed: 

David Colwill

Position: 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

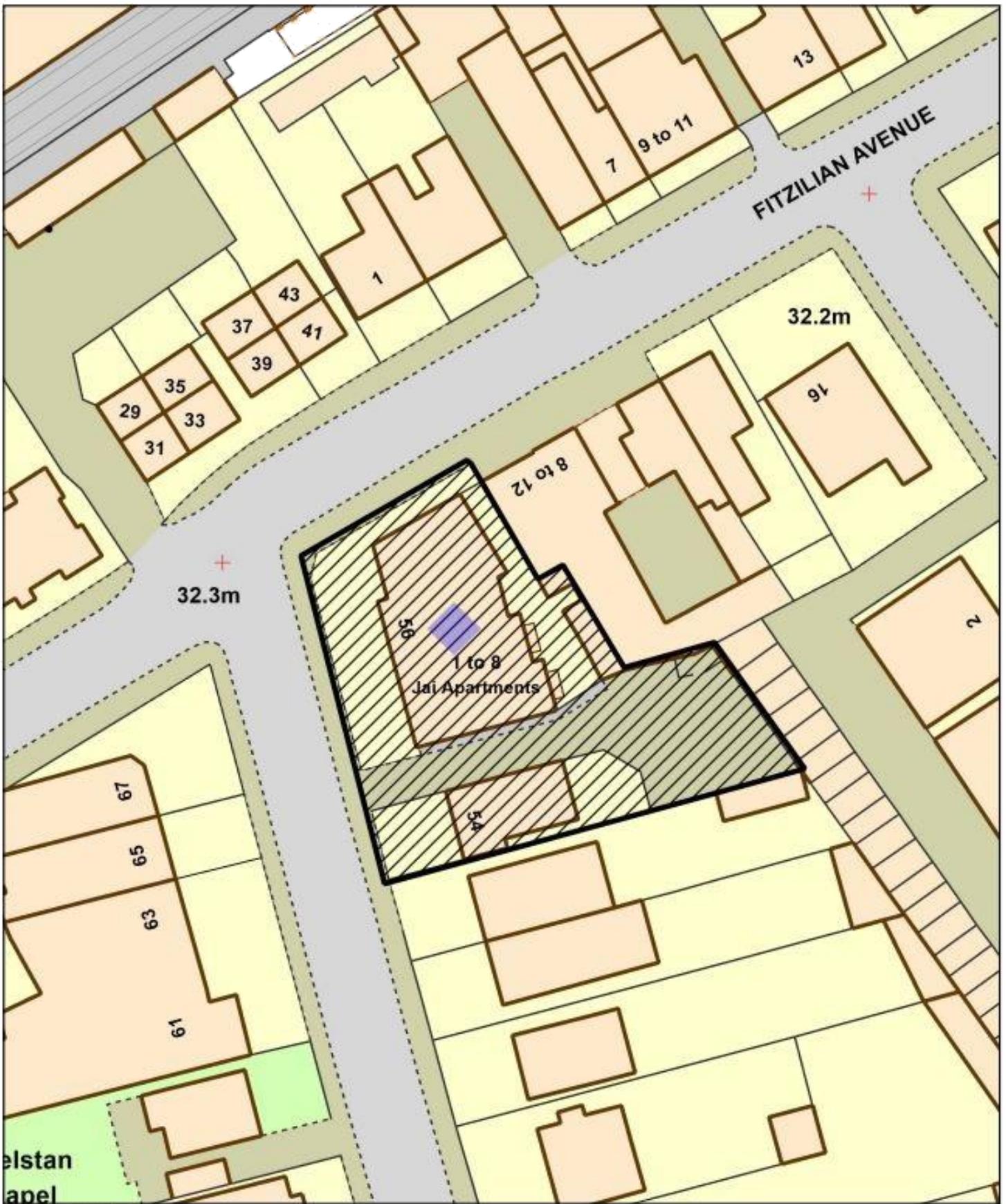
WARNING

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 **Samuel Cadman, Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 433 758)**.

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



Jai Apartments, 56 Athelstan Road, Romford, RM3 0QH



Scale: 1:500
Date: 02 November 2021



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