

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 1 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 P1751.14 which was granted for "Demolition of existing garage buildings and erection of 8 apartments (3 storey) and 1 no. 3 storey detached house."

4. **THE BREACH OF CONDITIONS**

Failure to provide details and discharge the requirements of condition 7 (cycle storage), 10 (vehicle crossings), and 12 (refuse and waste storage) of the following conditions of application P1717.14, which was granted planning permission on 10th March 2015.

The following conditions have not been complied with:

- 7 Prior to completion of the works hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason:-In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

- 10 The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of development. This shall include the removal of all redundant vehicle crossings and the provision of dropped-kerb style vehicle crossings serving each parking area.

Reason: In the interests of ensuring good design and ensuring public safety and to comply with policies of the Core Strategy and Development Control Policies DPD, namely CP10, CP17, and DC61.

- 12 Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been submitted to and agreed in writing by the Local Planning Authority.

Reason:- In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

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) Submit a valid application and fee to discharge the requirements of each of the following conditions of application P1717.14:

- 7 Prior to completion of the works hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason:-In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

- 10 The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of development. This shall include the removal of all redundant vehicle crossings and the provision of dropped-kerb style vehicle crossings serving each parking area.

Reason: In the interests of ensuring good design and ensuring public safety and to comply with policies of the Core Strategy and Development Control Policies DPD, namely CP10, CP17, and DC61.

- 12 Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been submitted to and agreed in writing by the Local Planning Authority.

Reason:- In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

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



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Havering
LONDON BOROUGH

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

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