

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 2 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**

The following conditions have not been complied with:

- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans listed on page 1 of this decision notice.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

- 3 Before the building(s) hereby permitted is first occupied, provision shall be made for 12 no. off-street car parking spaces within the site as shown on drawing No. RM/01B and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is made off street in the interests of highway safety.

- 19 Before the building(s) hereby permitted is first occupied, provision shall be made for a balcony screening as indicated on drawing no's. RM/03A, RM/04A, RM/05A, RM/06A and thereafter this provision shall be made permanently available, unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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 requirements of condition 2 of application P1717.14. This includes (but is not limited to):
 - (a) demolition of the outbuilding at the rear of No8 Fitzilian Avenue (this is referred to as a tyre changing workshop on drawing RM/07A);
 - (b) Obscuring the windows as indicated on drawings RM/05A and RM/06A;

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 requirements of condition 3 of application P1717.14. This includes (but is not limited to):
 - (a) Setting out car parking spaces on the site in accordance with drawing RM/01B;

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 requirements of condition 19 of application P1717.14. This includes (but is not limited to):
 - (a) The provision of balcony screening as set out on drawings RM/03A, RM/04A, RM/05A, RM/06A on the approved permission P1717.14;

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

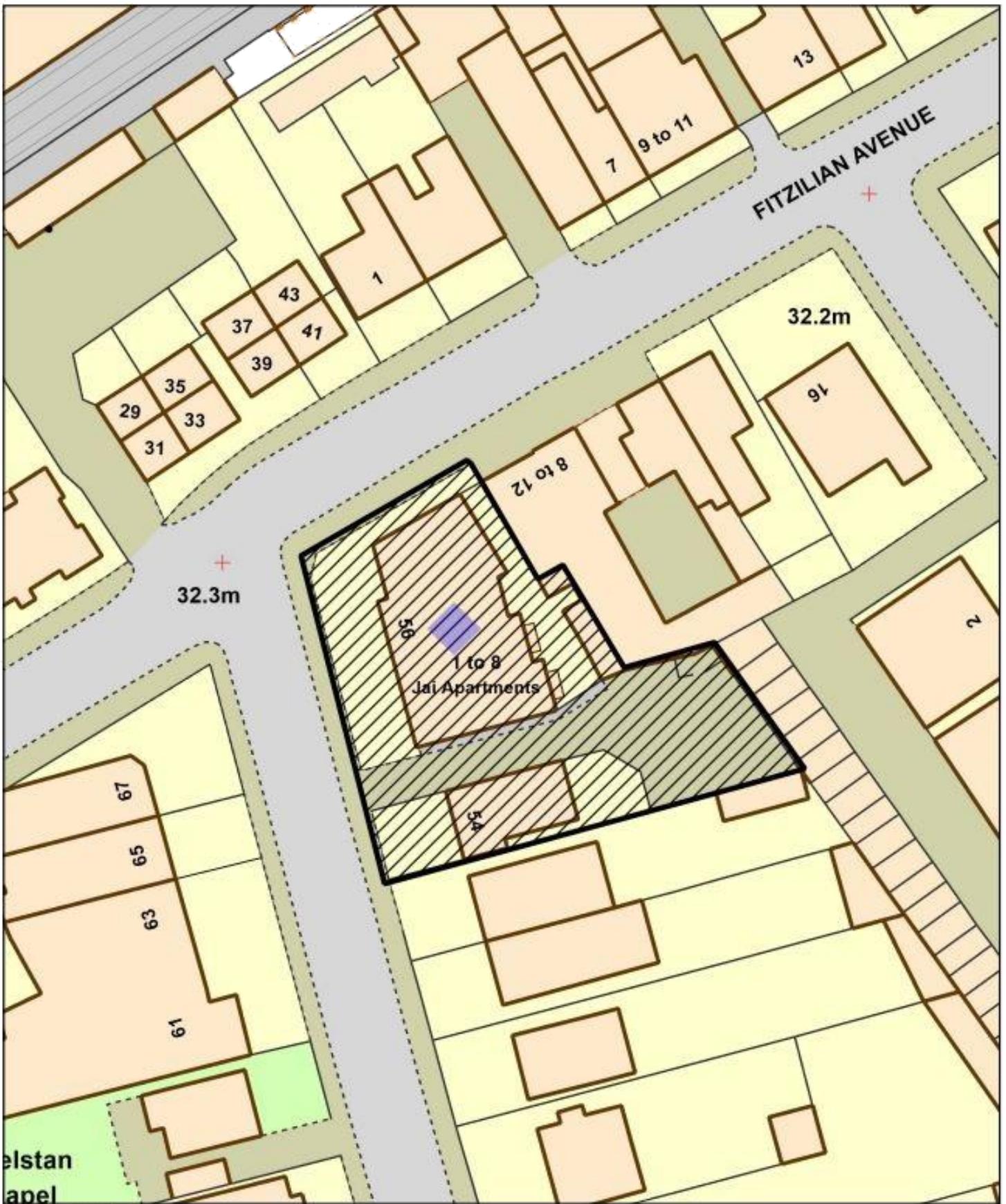
WARNING

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