

55 CARTER DRIVE, ROMFORD, RM5 2PH

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

London Borough of Havering Reference: ENF/409/20

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 at **55 CARTER DRIVE, ROMFORD, RM5 2PH**, showed edged in black on the attached plan.

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

Without the benefit of planning permission, the erection of a rear dormer.

4. **REASONS FOR ISSUING THIS NOTICE**

(1) It appears to the Council that the above breach of planning control has occurred “within the last FOUR years” and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any injury to amenity which has been caused by the breach.

(2) It is considered that the appearance of the rear dormer creates an incongruous and intrusive feature within the rear roofscape of the area, harmful to both the host dwelling and the streetscene and goes against the grain of the architecture of the immediate neighbouring houses, contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD, Policy 7.6 of the London Plan and is contrary to the Residential Extensions and Alterations SPD and the NPPF (2019)

(3) The Council does not consider that planning permission should be granted because conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

The Enforcement Notice requires, **within THREE months of the effective date of the Notice to:**

1. Demolish the rear dormer;

OR

2. Clad all sides of the rear dormer with tiles matching the tiles of the roof of the host dwelling;

AND

3. Remove all building materials and debris from the site as a result of taking step 1 or 2 above.

6. TIME FOR COMPLIANCE

THREE MONTHS after the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **16th March 2021**, unless an appeal is made against it beforehand

Dated: **9th February 2021**

Signed: 

David Colwill – Team Leader Planning Enforcement
Authorised Officer

On behalf of London Borough of Havering, 5th Floor Mercury House, Mercury Gardens, Romford, RM1 3SL

Nominated Contact Officer:

George Atta-Adutwum, Deputy Team Leader Planning Enforcement
01708 432157 george.atta-adutwum@haverling.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 on behalf of the Secretary of State before the **16th March 2021** 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 **16th March 2021** 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 Secretary of State on or before the **16th March 2021**. 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) and an appeal may be made 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£412** 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.

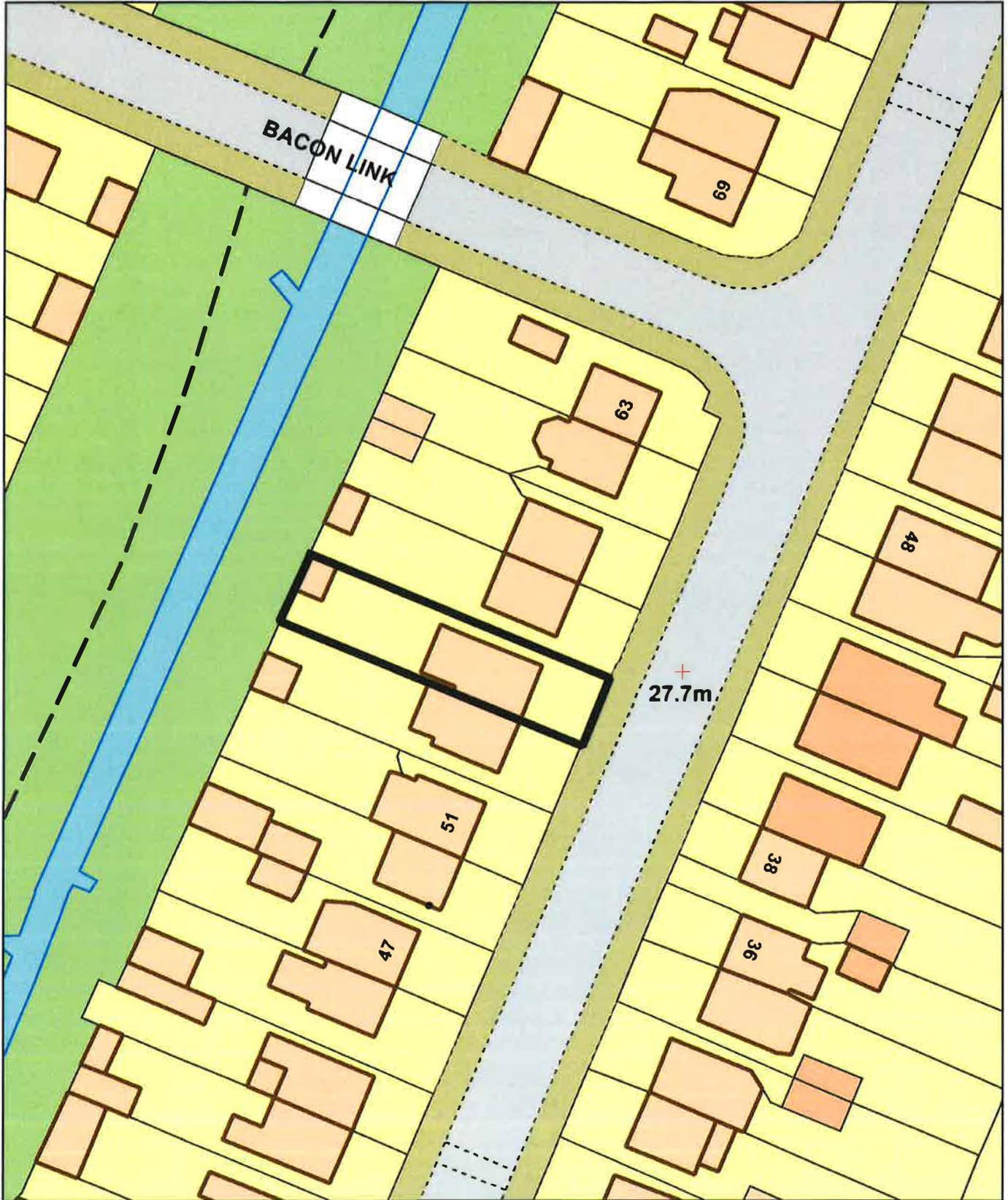
STATEMENT ON GROUNDS OF APPEAL

It must be submitted to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him 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 it is proposed 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:

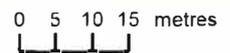
1. RACHEL JUNE CLARK of 55 Carter Drive, Romford, RM5 2PH
2. The Owners of 55 Carter Drive, Romford, RM5 2PH
3. The Occupiers of 55 Carter Drive, Romford, RM5 2PH
4. SANTANDER UK PLC of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA



55 Carter Drive, Romford, RM5 2PH



Scale: 1:500
Date: 08 February 2021



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

© Crown copyright and database rights 2021
Ordnance Survey 100024327