

2 SHEPHERDS HILL, ROMFORD RM3 0ND

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/295/18

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

1. Colin Smith, 2 Shepherds Hill, Romford RM3 0ND;
2. Louise Helen Smith, 2 Shepherds Hill, Romford RM3 0ND;
3. The Owner(s), 2 Shepherds Hill, Romford RM3 0ND;
4. The Occupier(s), 2 Shepherds Hill, Romford RM3 0ND;
5. Nationwide Building Society, Nationwide House, Pipers Way, Swindon, L SN38 1NW.

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

The land and premises known as **2 Shepherds Hill, Romford RM3 0ND** as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates to is permission P0634.14 for 'Outbuilding for Equestrian Stables' approved 18th August 2014 with conditions.

4. THE BREACH OF CONDITIONS

The following conditions have not been complied with:

Condition 2:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one 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.

Condition 3:

Prior to the commencement of the building hereby approved, details of the arrangements for the management and disposal of horse waste and soiled bedding shall be submitted to the Local Planning Authority. The submitted scheme shall include details of the method and location of waste storage, together with arrangements of waste disposal. Once approved in writing, the arrangements shall be carried out and maintained thereafter in accordance with the approved scheme.

Reason:

In order to protect the amenity of the area.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breaches of conditions specified in paragraph 4 of this notice, you are required to secure compliance with the stated conditions by taking the following steps:

Within 28 days from the date of service of this notice:

1. Submit to the London Borough of Havering a valid application, plans and fee to discharge condition 3 (disposal of horse waste) of P0634.14.

AND

Within 8 weeks from the date of service of this notice:

2. Ensure that the building works are carried out to be in complete accordance with condition 2 of planning permission P0634.14 including replacement of the roof of the stable block which should be slate tiles and the sides of the building which should be brickwork and is currently not in accordance with Condition 2 of P0634.14.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect immediately it is served on you in person or on the day you receive it by postal delivery.

Dated: 23rd April 2021

David Colwill: 

Position: Planning Enforcement Team Leader

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering,
Mercury House, Mercury Gardens, Romford RM1 3SL

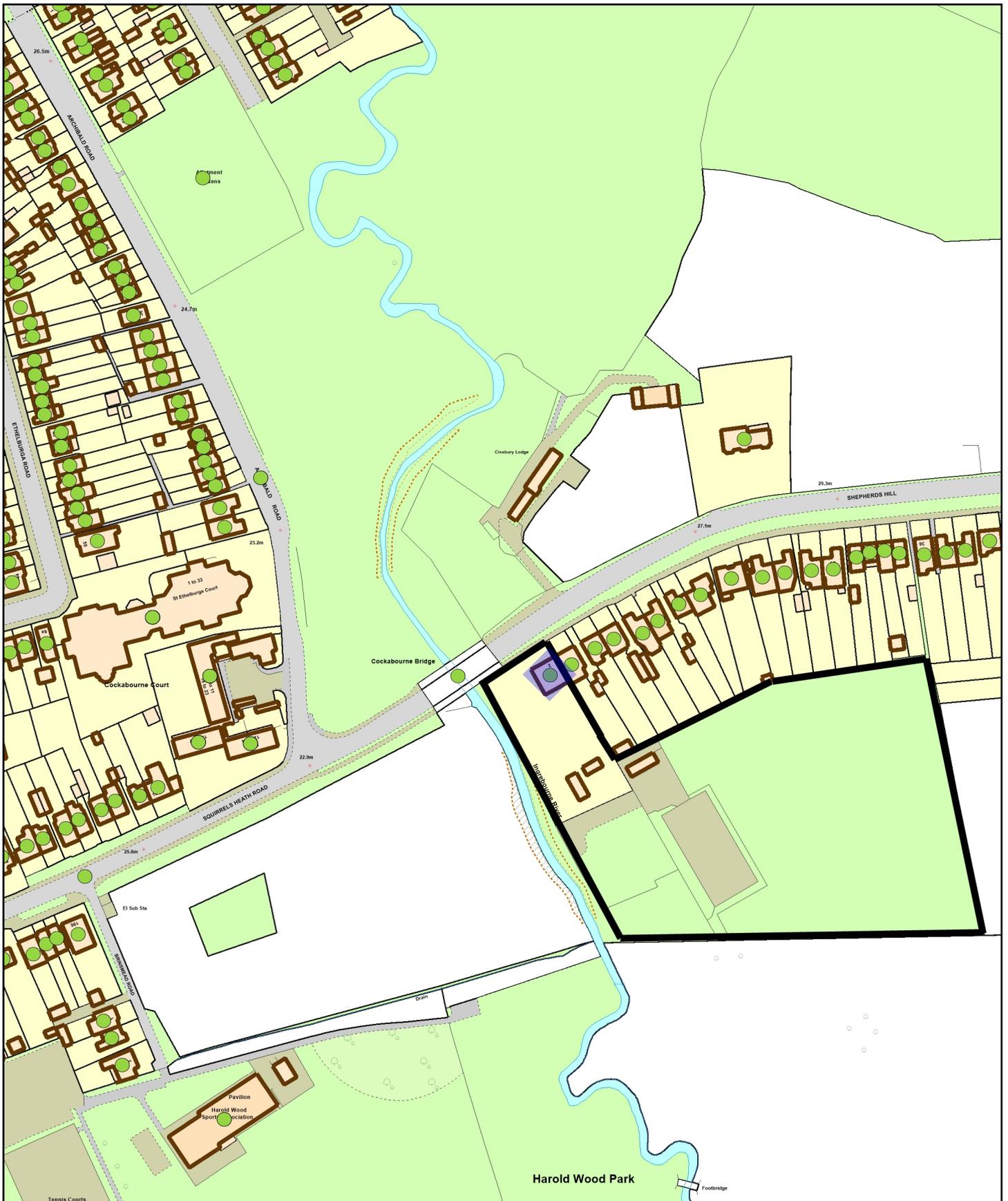
WARNING

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 Mark Broad (Planning Enforcement Officer) on mark.broad@haverling.gov.uk or 01708 433643.

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.



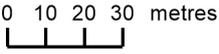
2 Shepherds Hill, Romford RM3 0ND







Scale: 1:2000
Date: 20 April 2021
Size: A4




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

DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2021)