

**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/404/20**

**ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL**

**TO:**

1. Aron SANGER, 2 Victoria Road, The Curve, London, England, NW4 2AF
2. Martin Zvi OPPENHEIMER, 54 Keswick Street, Gateshead, United Kingdom, NE8 1TQ
3. The Company Secretary, Landside Property Management Ltd, 2a Victoria Road, the Curve, London, England, NW4 2AF.
4. The Company Director, Landside Property Management Ltd, 2a Victoria Road, the Curve, London, England, NW4 2AF
5. The Company Secretary / Director, MOAT INVESTMENTS LIMITED, 54 - 56 Keswick street, Gateshead NE8 1TQ
6. Company Secretary / Director, MOAT INVESTMENTS LIMITED, 54 - 56 Keswick street, Gateshead NE8 1TQ.
7. The Owner / Occupiers, Flats 1 – 45, Queens Moat House, 22 St Edwards Way, Romford RM1 4DD
8. Al Rayan Bank PLC (Co. Regn. No. 4483430), 44 Hans Crescent, London, SW1X 0LZ.

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**

Queens Moat House, 22 St Edwards Way, Romford, RM1 4DD shown edged in black on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates to is P0183.17 which was granted for rooftop extension comprising 4no. Self-contained flats and shared gym facility; plus, renovation works to existing building facade; and, landscaping works.

#### 4. THE BREACH OF CONDITIONS

Non-compliance with Conditions 6, 7, 13 and 14 of planning permission ref: P0183.17 granted on 17<sup>th</sup> August 2017.

##### 1. **Condition 6 (Refuse and recycling)**

*No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.*

*Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.*

##### 2. **Condition 7 (Cycle Storage)**

*No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.*

*Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.*

##### 3. **Condition 13 (Landscaping) (Pre Commencement Condition)**

*No works shall take place in relation to any of the development hereby approved 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: Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.*

#### 4. **Condition 14 (Car Parking Management Scheme)**

*No part of the development hereby permitted shall be occupied until details to show how car parking is to be managed within the site and spaces allocated to visitors and existing tenants has been submitted to the Local Planning Authority for approval in writing. The submission shall include details of measures to be used to manage and maintain the service road free from obstruction by parked vehicles. The car parking management strategy shall be provided in accordance with the approved details prior to the first occupation of any dwelling. Such facilities shall be permanently retained thereafter for the lifetime of the development.*

*Reason: Insufficient information has been submitted with the application to demonstrate how the service road that serves the development would be managed and parking controlled so as to avoid access for residents, service and emergency vehicles being restricted and the access to the electricity sub-station and flood water storage area being obstructed. The approval and provision of the management scheme is considered necessary prior to first occupation in the interest of highway safety and in order that the development accords with the LDF Development Control Policies Development Plan Document Policies DC32 and DC33.*

#### 5. **THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS**

**Within 42 days from the date of service of this notice:**

1. Implement facilities for refuse and recycling and for cycle storage as per approved plans Q0146.18, drawing number B01, L00 and Room Plan – refuse and cycle stores.
2. Implement hard and soft landscaping as agreed in details previously submitted to the local authority. This relates to the landscaping measures detailed in the Landscape Design report prepared by Anna French Associates, as submitted with application Q0257.17 drawing title –External works plan.
3. Implement Car parking management scheme must be created and laid out in accordance with details agreed within application Q0193.18 and thereafter this car parking provision shall remain permanently available for use.
4. Remove all debris from the site as result of taking steps 1, 2 and 3 above.

Time for compliance: 42 days 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: 10<sup>th</sup> May 2021



.....  
**George Atta-Adutwum**

**Position: Deputy** Planning Enforcement Team Leader

**Authorised Officer**

On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall  
Main Road Romford RM1 3BD

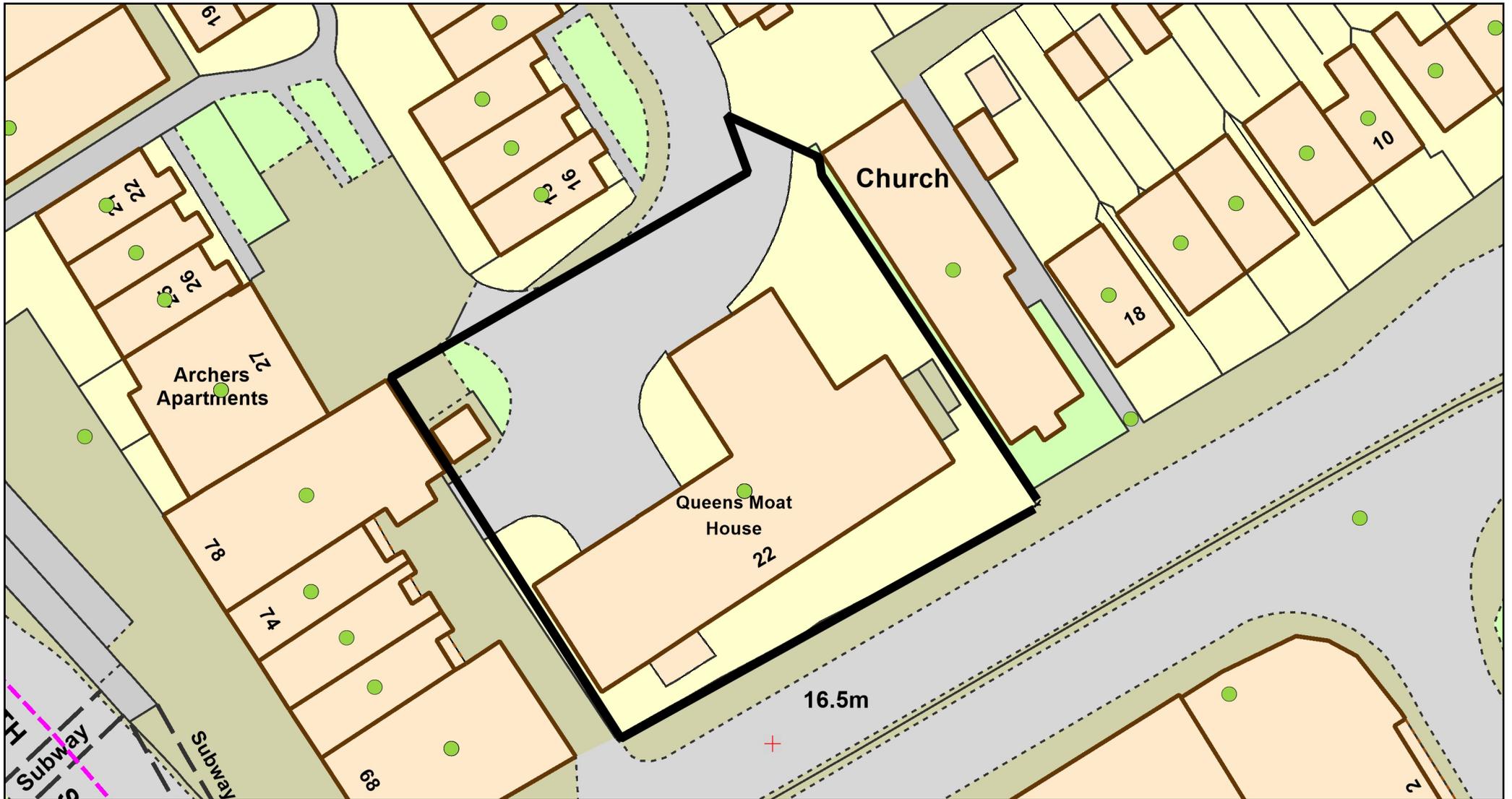
**WARNING**

**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 George Atta-Adutwum, Deputy Team Leader, Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 432157).

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**



Queen Moat House, 22 St Edward Way, Romford, RM1 4DD



Scale: 1:500  
Date: 06 May 2021  
Size: A4



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

© Crown copyright and database rights 2021  
Ordnance Survey 100024327