

**94 SHEPHERDS HILL, ROMFORD, RM3 0NJ**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/117/21**

## **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 known as **94 Shepherds Hill, Romford, RM3 0NJ** and is outlined in BLACK on the attached plan. The land is registered with HM Land Registry under reference number EGL19434, and includes an access road that is registered under land registry number EGL19435.

### **3. THE BREACHES OF PLANNING CONTROL ALLEGED**

1. Without planning permission, the material change of use of the land to a dog walking business; and

2. Without planning permission, the installation of CCTV cameras.

### **4. REASONS FOR ISSUING THIS NOTICE**

(1) It appears to the Council that the breach of planning control consisting of the unlawful use has occurred within the last ten 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 appears to the Council that the breach of planning control consisting of the unlawful development (the CCTV cameras) 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.

(3) The change of use of the land to the rear of a house for dog walking, given its siting and intensification of use, is materially harmful to the amenity of neighbouring properties, including noise, disturbance and traffic, contrary to

Policy 7 of the Havering Local Plan (2016-2031), Policy D14 of the London Plan and the guidance contained in the National Planning Policy Framework.

- (4) The retention, height and cumulative impact of the CCTV cameras (including their support structures) introduce unwelcome urbanisation of open land and are materially harmful to the open and spacious character of the Green Belt contrary to Policy G2 of the London Plan 2021 and the guidance contained in the National Planning Policy Framework.
- (5) The Council has previously considered this development under application ref. P1832.21, and concluded that planning permission should not be granted. Furthermore, any planning conditions attached to any consent would not overcome the identified harm and the impact caused by the development.

## 5. WHAT YOU ARE REQUIRED TO DO

- (i). Cease the use of the land outlined in BLACK on the attached plan for a dog walking business;

**AND**

- (ii). Remove from the site all 10 of the CCTV cameras in the approximate areas indicated on the attached plan, marked by a red X;

**AND**

- (iii). Remove all materials, rubble and debris from the site as a result of taking steps (i) AND (ii) above.

## 6. TIME FOR COMPLIANCE

**1 MONTH** after the date when this Notice takes effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **7<sup>th</sup> January 2022**, unless an appeal is made against it beforehand.

Dated: 3<sup>rd</sup> December 2021

Signed: 

David Colwill

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **Sam Cadman**

Telephone Number: 01708 433 758

Email: [sam.cadman@haverling.gov.uk](mailto:sam.cadman@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 acting on behalf of the Secretary of State before **7<sup>th</sup> January 2022**. 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 **7<sup>th</sup> January 2022** 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 Planning Inspectorate before **7<sup>th</sup> January 2022**.

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.

### GROUNDS OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal 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 you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£924** 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.

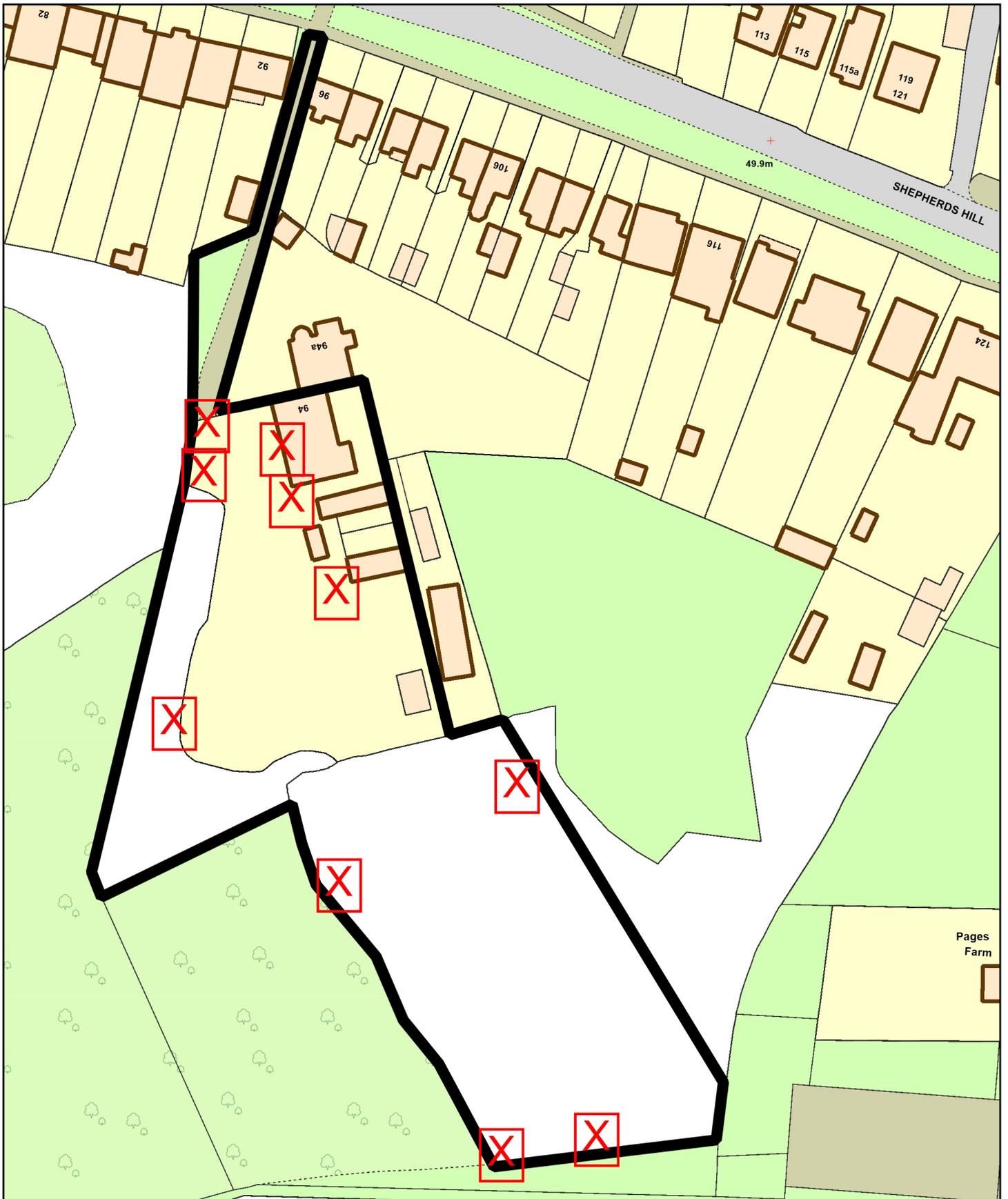
## **STATEMENT ON GROUNDS OF APPEAL**

The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you 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 you propose 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:

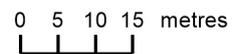
- (1) The Owner / Occupier; 94 Shepherds Hill, Romford, RM3 0NJ
- (2) Stuart Humphrey; 94 Shepherds Hill, Romford, RM3 0NJ
- (3) Claire Anne Humphrey; 94 Shepherds Hill, Romford, RM3 0NJ
- (4) Barclays Bank UK PLC; P.O. Box 187, Leeds LS11 1AN.
- (5) Barclays Bank UK PLC; 1 Churchill Place, London, England, E14 5HP
- (6) William Connell Rankin, 94 Shepherds Hill, Romford, RM3 0NJ
- (7) Margaret Rankin 94 Shepherds Hill, Romford, RM3 0NJ
- (8) Terence Victor Rankin; 94 Shepherds Hill, Romford, RM3 0NJ
- (9) Sheila Mary Rankin; 94 Shepherds Hill, Romford, RM3 0NJ



<b>94 SHEPHERDS HILL, ROMFORD, RM3 0NJ</b>	<b>ENF/117/21</b>
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	<b>Scale: 1:1000</b> <b>Date: 29 November 2021</b>
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# Enforcement appeal: information sheet for local planning authorities

Customer Support Team  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1  
6PN

Direct Line: 0303 444 5000

Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)

## 1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

**You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.**

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.