

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

56 SPENCER ROAD, RAINHAM, ESSEX, RM13 8HB

ENF/130/23

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. JANE HEDGES, 56 Spencer Road, Rainham, Essex RM13 8HB
2. WILLIAM HEDGES, 56 Spencer Road, Rainham, Essex RM13 8HB
3. The Owner, 56 Spencer Road, Rainham, Essex RM13 8HB
4. The Occupiers, 56 Spencer Road, Rainham, Essex RM13 8HB
5. The Owner of Caravan 1, 56 Spencer Road, Rainham, Essex RM13 8HB
6. The Occupier of Caravan 1, 56 Spencer Road, Rainham, Essex RM13 8HB
7. The Occupier of Caravan 2, 56 Spencer Road, Rainham, Essex RM13 8HB
8. The Owner of Caravan 2, 56 Spencer Road, Rainham, Essex RM13 8HB

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 Spencer Road, Rainham, Essex RM13 8HB, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference EGL412581.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0202.23 for "for Change of Use of land for residential purposes, comprising the siting of 1 Static Caravan (with provision for storage of 1no. Touring Caravan) alongside reduction of hardstanding, demolition of existing garage/store and provision of 2no.parking spaces", which was granted planning permission on 21st August 2015.

4. THE BREACH OF CONDITIONS

1. Failure to provide details and discharge the requirements of condition 2 (Accordance with plans), condition 3 (Landscaping), condition 4 (details of fire proof materials), condition 5 (boundary treatments) and condition 6 (No more than one caravan) of planning permission ref: P0202.23 granted on 17th March 2023.

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 conditions by taking the following steps:

- (1) Remove one of the static caravans from the land to comply with condition 6 of P0202.23;**

AND

- (2) Submit a valid application and fee to discharge the requirements of each of the following conditions of application P0202.23.**

Condition 3:

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 achieves a satisfactory level of landscape quality.

Condition 4:

Prior to the mobile home being brought onto the site, details of fire proof materials for the mobile home hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The mobile home shall be

finished with the approved fireproof materials prior to first occupation and retained as such permanently thereafter.

Reason: In the interest of fire safety

Condition 5:

No works shall take place in relation to any of the development hereby approved until details of all proposed walls, fences and boundary treatment have been submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out prior to first occupation in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

Time for compliance: 35 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: **23rd June 2023**

Signed: 
George Atta-Adutwum
Deputy 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 **George Atta-Adutwum, Deputy Team Leader, Town Hall, Main Road, Romford, RM1 3BD (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



56 Spencer Road, Rainham, Essex, RM13 8HB



Scale: 1:500
 Date: 13 June 2023
 Size: A4



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

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