

**10 ST ANDREWS AVENUE HORNCHURCH RM12 5DT
IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

ENFORCEMENT REFERENCE: ENF/483/22

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 **10 ST ANDREWS AVENUE HORNCHURCH RM12 5DT**, shown edged in black on the attached plan and is registered under Land Registry Title Number EGL239909

- 3. THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the material change of use of the rear garage to use for private laundry business.

- 4. REASONS FOR ISSUING THIS NOTICE**

(1) It appears to the Council that the above breach of planning control has occurred within the last 10 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. It appears to the Council that the above breach of planning control 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) The business use, which operates independently of the main dwelling, has materially harmed the character and amenity of the locality, this introduction as a commercial use within a residential area has given rise to unacceptable levels of noise and activity from comings and goings, and the drop off, pick up/collection of laundry, with the potential to take place at unreasonable hours of the day, in close proximity to neighbouring residential properties. The scale and intensity of the use is considered not to be adequately able to be controlled by conditions and would be harmful to and would fundamentally alter the residential character of the locality and result in an intensification of the use of the site beyond that acceptable within a residential environment

contrary to Policies 26 and 34 of the Havering Local Plan 2016-2031, Paragraph 130 of the NPPF and London Plan 2021 Policies D3 and D13.

- (3) The business uses does not make adequate provision for parking for both the donor property and the laundry business use and has created vehicle movement to and from the site where there is observed to be existing parking stress. The likely increase in vehicle movement associated with the business operation has led to increased parking stress and increased competition for on-street parking spaces therefore contrary to Polices 7, 23 and 24 of the Havering Local Plan 2016-2031 and also London Plan 2021 Policy T6.
- (4) The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems / and because permission has already been refused under application P0555.23

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the garage for the laundry business;

AND

- (ii) Remove all facilities such as the washing machines and any other equipment associated with the business;

AND

- (iii) Remove all other debris, rubbish or other materials accumulated as a result of taking steps (i) to (ii) above.

6. TIME FOR COMPLIANCE

ONE MONTH after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **4th August 2023**, unless an appeal is made against it beforehand

Dated: **4th July 2023**

Signed: 

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

Nominated Officer to contact regarding this Notice: Patricia Adesina

Telephone Number: **01708 433959**

Email: patricia.adesina@havering.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 **7th August 2023**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED

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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>

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GROUND 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

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STATEMENT ON GROUNDS OF APPEAL

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RECIPIENTS OF THE ENFORCEMENT NOTICE

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. Adedotun Adeko, 10 ST ANDREWS AVENUE HORNCHURCH RM12 5DT
2. The Owner, 10 ST ANDREWS AVENUE HORNCHURCH RM12 5DT
3. The Occupier, 10 ST ANDREWS AVENUE HORNCHURCH RM12 5DT
4. Santander UK PLC of Deeds Services , 101 Midsummer Boulevard, Milton Keynes MK9 1AA

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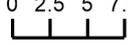
10 ST ANDREWS AVENUE HORNCHURCH 





 The National Land & Property Gazetteer
 NATIONAL STREET GAZETTEER
 Licensed Partner

Scale: 1:500
Date: 27 June 2023

0 2.5 5 7.5 metres




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

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 Ordnance Survey 100024327

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

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.