

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

HARE LODGE 487 UPPER BRENTWOOD, ROMFORD, RM2 6LA

ENF/527/20

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

- (1) The Secretary / Directors, TULSESENSE LIMITED C/O Longmores Llp, 24 Castle Street, Hertford, Hertfordshire, Englan
- (2) The Manager, TULSESENSE LIMITED C/O Longmores Llp, 24 Castle Street, Hertford, Hertfordshire, England
- (3) The Owner(s) / Occupier(s), Flats 1 – 8, Hare Lodge, Upper Brentwood Road, Romford RM2 6LA (x 8 copies)
- (4) Wayne Christopher Rolfe, Secretary: Tulsense Limited, 31 Orchard Road, Tewin, Welwyn, Hertfordshire, England, AL6 0HL
- (5) Wayne Christopher Rolfe, Director: Tulsense Limited, 31 Orchard Road, Tewin, Welwyn, Hertfordshire, England AL6 0HL
- (6) Lewis James Rolfe, Director: Tulsense Limited, C/O Longmores Llp, 24 Castle Street, Hertford, Hertfordshire, England
- (7) Audrey Helen Rolfe, Director: Tulsense Limited, 24 Blackdale, Cheshunt, Waltham Cross, Hertfordshire, United Kingdom, EN7 6DF

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

Hare Lodge, 487 Upper Brentwood Road, Romford RM2 6LA as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference EGL4408.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0787.17 for "Demolition of existing building and construction of a new residential development consisting of 4 No. x 1 bedroom apartments and 4 No. x 2

bedroom apartments with communal amenity space, 8No. on-site parking and cycle storage with bin stores". It was allowed on appeal on the 15th August 2017

4. THE BREACH OF CONDITIONS

Failure to implement conditions 2 (Accordance with plans), 5 (Landscaping), 6 (Fence and Boundary Treatment), 13 (the refuse and recycling facilities), 14 (Secure cycle storage facilities, 17 (pedestrian visibility splay) and 18 (car parking).

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. Implement conditions 2 (Accordance with plans), 5 (Landscaping), 6 (Fence and Boundary Treatment), 13 (the refuse and recycling facilities), 14 (Secure cycle storage facilities, 17 (pedestrian visibility splay) and 18 (car parking) as approved ref: P0787.17:

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1492/01, 1492/02, 1492/03 Revision A, 1492/04 and 1492/05.

Condition 5:

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition 6 The development hereby permitted shall not be occupied until details of all proposed walls, fences and boundary treatments shall have been constructed in accordance with details which have firstly been approved in writing by the local planning authority.

Condition 13

Before any of the dwellings hereby permitted are first occupied, the refuse and recycling facilities as detailed on drawing Nos 1492/02 and 1492/04 shall be provided. The refuse and recycling facilities shall be permanently retained thereafter.

Condition 14

Before any of the dwellings hereby permitted are first occupied, the secure cycle storage facilities as detailed on drawing Nos 492/02 and 1492/04 shall be provided. The cycle storage shall be permanently retained thereafter.

Condition 17

The proposals should provide a 2.1 by 2.1 metre pedestrian visibility splay on either side of the proposed access gates to the service road, set back to the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay.

Condition 18

Before any of the dwellings hereby permitted are first occupied, the car parking as indicated in drawing no. "1492/02" shall laid out and thereafter this car parking provision shall remain permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Time for compliance: 42 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: **1st September 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, Planning Enforcement Officer, 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



Hre Lodge, 487 Upper Brentwood, Romford, RM2 6LA







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