

Enforcement case ref: ENF/259/23

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)**

**TEMPORARY STOP NOTICE**

**SERVED BY: London Borough of Havering** herein after referred to as “the Council”

**To:**

- (1) *HIGHCLIFFE INVESTMENTS LIMITED of 47 Highcliffe Gardens, Ilford, United Kingdom, IG4 5HP.*
- (2) *JAWAD ASSETS LIMITED, of 47 Highcliffe Gardens, Ilford IG4 5HP.*
- (3) *The Owner(s), Land rear of 7 - 9 Hainault Road, Romford, RM5 3AA.*
- (4) *The Occupiers, Land rear of 7 - 9 Hainault Road, Romford, RM5 3AA.*
- (5) *Mohid Jawad (Director), Highcliffe Investments Limited 47 Highcliffe Gardens, Ilford, United Kingdom, IG4 5HP.*
- (6) *Mohid Jawad, Land rear of 7 - 9 Hainault Road, Romford, RM5 3AA.*
- (7) *Mohid Jawad (Director), Jawad Assets Limited, 47 Highcliffe Gardens, Ilford IG4 5HP*
- (8) *PARATUS AMC LIMITED, 5 Arlington Square, Downshire Way, Bracknell RG12 1WA.*

1. On **6<sup>th</sup> October 2023**, the Council has issued this Temporary Stop Notice alleging that there has been a breach of planning control on the land described in paragraph 4 below.
2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in section 3 below in this notice should cease on the land. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.
3. **THE REASONS FOR ISSUING THIS NOTICE**

The Council considers that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is:

Carrying out of building works before pre-commencement Conditions 4 (Materials to be agreed), 6 (Construction Methodology), 17 (archaeological investigation) of P0130.23.

**4. THE LAND TO WHICH THIS NOTICE RELATES**

Land rear of 7 - 9 Hainault Road, Romford, RM5 3AA

**5. THE ACTIVITY TO WHICH THIS NOTICE RELATES**

Without planning permission, the carrying out of activities in association with all building work and engineering operations at Land rear of 7 - 9 Hainault Road, Romford, RM5 3AA.

**6. WHAT YOU ARE REQUIRED TO DO**

To cease all building work and engineering operations at Land to the rear of 7 - 9 Hainault Road, Romford, RM5 3AA.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **6<sup>th</sup> OCTOBER 2023** when all the activity specified in this notice shall cease. This notice will cease to have effect on **3<sup>rd</sup> November 2023**.

Dated: **6<sup>th</sup> October 2023**

Signed:   
George Atta-Adutwum  
Deputy Team Leader, Planning Enforcement

On behalf of: London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

## **ANNEXE**

**WARNING - THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.**

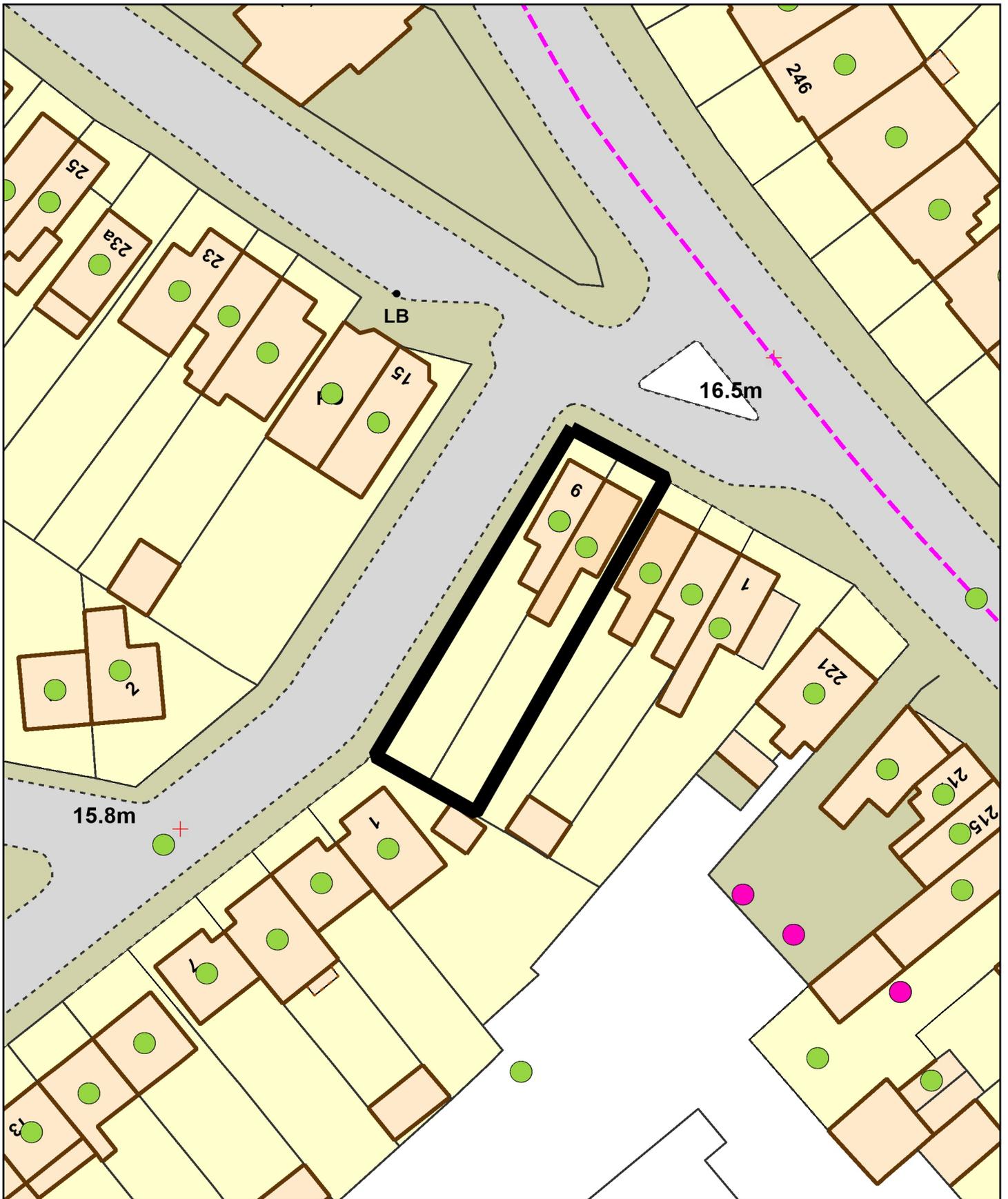
**THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.**

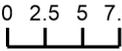
It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is unlimited on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited.

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, Town Hall, Main Road, Romford, RM1 3BB, **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.

### **S.171G. Temporary stop notice: offences**

- (1) A person commits an offence if he contravenes a temporary stop notice—
  - (a) which has been served on him, or
  - (b) a copy of which has been displayed in accordance with section 171E(5).
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
- (3) An offence under this section may be charged by reference to a day or a longer period.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves—
  - (a) that the temporary stop notice was not served on him, and
  - (b) that he did not know, and could not reasonably have been expected to know, of its existence.
- (6) A person convicted of an offence under this section is liable—
  - (a) on summary conviction, to an unlimited fine;
  - (b) on conviction on indictment, to a fine.
- (7) In determining the amount of the fine, the court must have regard in particular to any financial benefit, which has accrued or has appeared to accrue to the person convicted in consequence of the offence.



<p>Land rear of 7 &amp; 9 Hainault Road, Romford, RM5 3AA</p>	<p style="text-align: right;">N ↑</p>
<p>    </p> <p>The National Land &amp; Property Gazetteer NATIONAL STREET GAZETTEER Licensed Partner</p>	<p>Scale: 1:500 Date: 06 October 2023</p> <p style="text-align: right;">0 2.5 5 7.5 metres  </p>
<p>  </p> <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2023 Ordnance Survey 100024327</p>