

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

136A WHITE HART LANE, ROMFORD, RM7 8LX

ENF/285/20

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. MARIE KYRIACOU, 136 White Hart Lane, Romford RM7 8LX
2. MARIE KYRIACOU, 136A White Hart Lane, Romford RM7 8LX
3. The Owner, 136 White Hart Lane, Romford RM7 8LX
4. The Occupier, 136 White Hart Lane, Romford RM7 8LX
5. The Owner, 136A White Hart Lane, Romford RM7 8LX
6. The Occupier, 136A White Hart Lane, Romford RM7 8LX
7. NATIONAL WESTMINSTER BANK PLC Mortgage Centre, P.O. Box 123, Greenock PA15 1EF

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

136 White Hart Lane, Romford RM7 8LX, as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P1321.17 for "New 2 bedroom end of terrace dwelling and hip to gable roof to donor property and garage", which was granted planning permission on 9th July 2018.

4. THE BREACH OF CONDITIONS

1. Failure to provide details and discharge the requirements of:

Condition 2 (Materials) (Pre Commencement Condition);

Condition 3 (Landscaping) (Pre Commencement Condition);
Condition 4 (Boundary treatment) (Pre Commencement);
Condition 5 Gas protection measures (Pre Commencement Condition);
Condition 6 (Parking provision);
Condition 7 (Garage-roller shutter door);
Condition 11 (Refuse and recycling);
Condition 12 (Cycle Storage); and

of planning permission P1321.17 granted on 9th July 2018.

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. Submit valid application(s) and fee(s) to discharge the remaining requirements of each of the following conditions of permission P1321.17.

Condition 2:

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

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 accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

Condition 4:

Prior to the commencement of the development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out 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, prevent undue overlooking of adjoining property and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

Condition 5:

Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane. The gas protection measures shall be carried out in strict accordance with the agreed details. Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason: Insufficient information has been submitted to ensure that the occupants of the development and property are not subject to any risks from soil gas and/or vapour in accordance with LDF Core Strategy and Development Control Policies DPD Policy DC53.

Condition 6:

Before the building(s) hereby permitted is first occupied, the car parking provision as indicated on drawing No. 'AS2017.07.01/PB03' shall be laid out and implemented to the full satisfaction of the Local Planning Authority and thereafter this car parking provision shall remain unobstructed and permanently available for use, unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Development Control Policies Development Plan Document Policy DC33.

Condition 7:

The garage hereby permitted shall be fitted with a roller-shutter door of a type and design to have previously been submitted to and agreed in writing by the Local Planning Authority prior to commencement of works on the site to accord with the Development Control Policies Development Plan Document Policies DC61 and DC33.

Reason: In the interests of pedestrian safety and visual amenity.

Condition 11:

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to

and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

Condition 12:

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

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: **15th November 2023**

Signed:



George Atta-Adutwum
Deputy Team Leader, Planning Enforcement

Authorised Officer

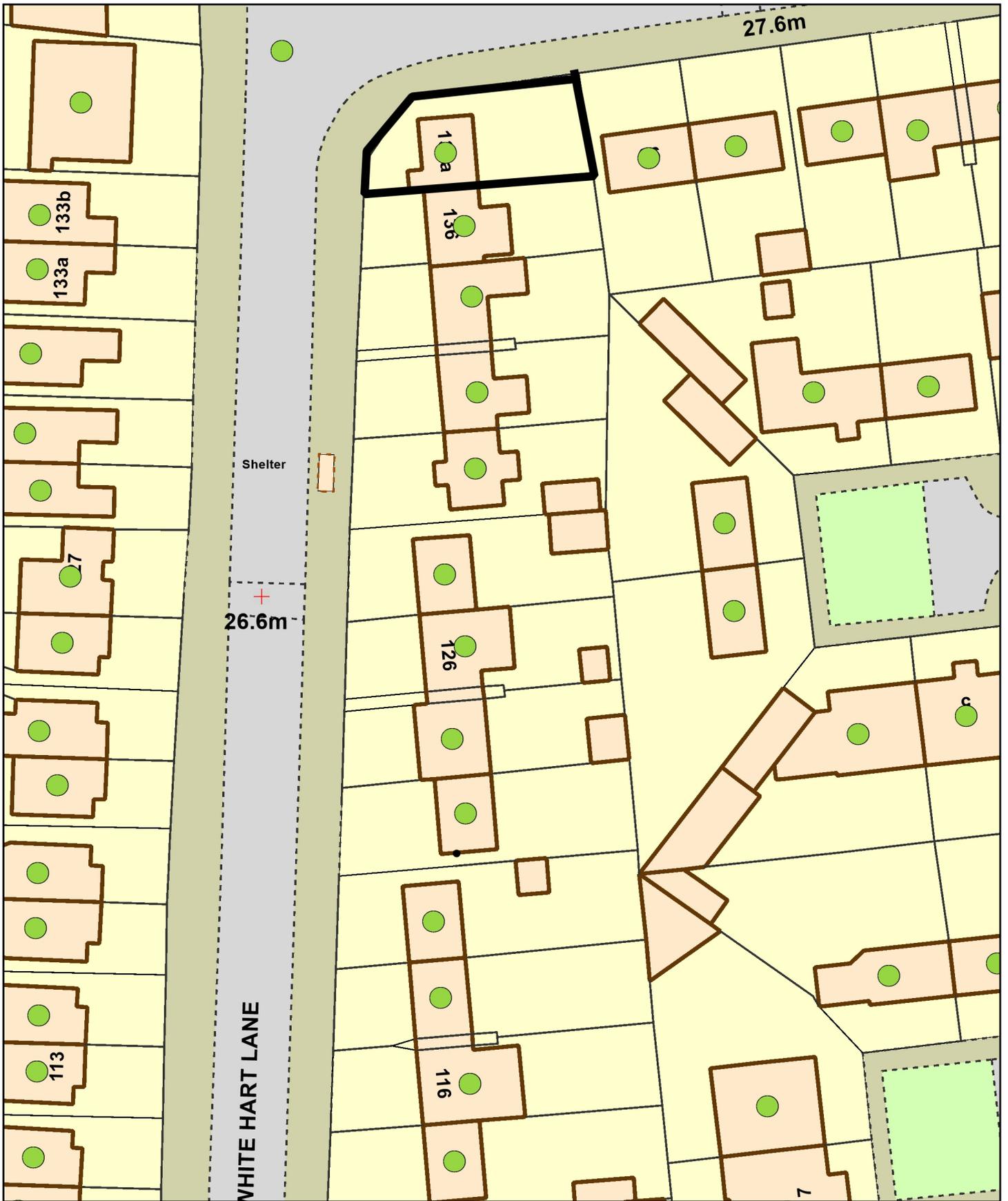
On behalf of: The Mayor and Burgesses of the London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3BD

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, Town Hall, Main Road, Romford, RM1 3BD (01708 432157)** George.atta-adutwum@havering.gov.uk

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



136A White Hart Lane, Romford, RM7 8LX



Scale: 1:500
 Date: 05 September 2023
 0 5 10 15 metres



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

© Crown copyright and database rights 2023
 Ordnance Survey 100024327