

Land at: the south side of Lower Bedfords Road, Romford

ENF/291/23

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)

STOP NOTICE

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

To:

1. Alan Clarke, 33A Melbourne Road, East Ham E6 2RU
2. The Owner, Land on the south side of Lower Bedfords Road, Romford
3. The Occupier, Land on the south side of Lower Bedfords Road, Romford

1. On 6th December 2023, the Council issued an Enforcement Notice (a copy is attached to this notice) outlining that there have been breaches of planning control at Land on the south side of Lower Bedfords Road, Romford.

2. **THIS STOP NOTICE** is issued by the Council, in exercise of their power in section 183 of the Town and Country Planning Act 1990 [as amended], because they consider that it is expedient that the activities specified in this notice should cease before the expiry of the period allowed for compliance with the requirements of the Enforcement Notice on the Land described in paragraph 3 of this Notice. The Council now prohibits the carrying out of the activities specified in paragraph 4 this Notice; and you are required to comply with all requirements of this Notice. Important additional information is given in the Annexe to this notice.

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

Land at: the south side of Lower Bedfords Road, Romford. as shown OUTLINED IN BLACK on the attached plan 1 (“the Land”).

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

This notice is issued against all activities that are occurring on the Land in connection with:

(i) Without the benefit of planning permission:

Engineering operations in order to form a new track on the land in the approximate position shown edged red on plan 2 annexed hereto. The

operational development is further shown in the photograph LBH1 attached hereto.

5. WHAT YOU ARE REQUIRED TO DO

YOU ARE REQUIRED TO:

- 1) Cease all works taking place on the Land in connection with engineering operations to form a track together with all importation of materials on the land as to the engineering operation to form the track, also any associated levelling operations and the laying of any top surface.
- 2) Not bring onto the Land any hard core, aggregates or building materials rubble etc. that would assist in unauthorised activities.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **12th December 2023** when you are must comply with all of the requirements specified above in paragraph 5 of this Notice.

Dated: 6th December 2023

Signed:



Simon Thelwell
Head of Strategic Development

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

Case Officer: Chris Stathers (Principal Planning Enforcement Officer)

Telephone Number: 01708 433619

chris.stathers@havering.gov.uk

ANNEXE

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 6.

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

It is an offence to contravene a stop notice after a site notice has been displayed or the stop notice has been served on you (Section 187(1) of the 1990 Act). If you then fail to comply with the stop notice you will be at risk of **immediate prosecution**, for which the maximum penalty is an unlimited fine.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Chris Stathers, Principal Planning Enforcement Officer**, 01708 433619 or by email on chris.stathers@haverling.gov.uk or by post to London Borough of Havering, Town Hall, Main Road, Romford RM1 3BD.

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 urgently.

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.

Section 187 of TCPA 1990 - Penalties for contravention of stop notice.

(1) If any person contravenes a stop notice after a site notice has been displayed or the stop notice has been served on him he shall be guilty of an offence.

(1A) An offence under this section may be charged by reference to any day or longer period of time and a person may be convicted of a second or subsequent offence under this section by reference to any period of time following the preceding conviction for such an offence.

(1B) References in this section to contravening a stop notice include causing or permitting its contravention.

(2) A person guilty of an offence under this section shall be liable—

(a) on summary conviction, to a fine not exceeding £20,000; and

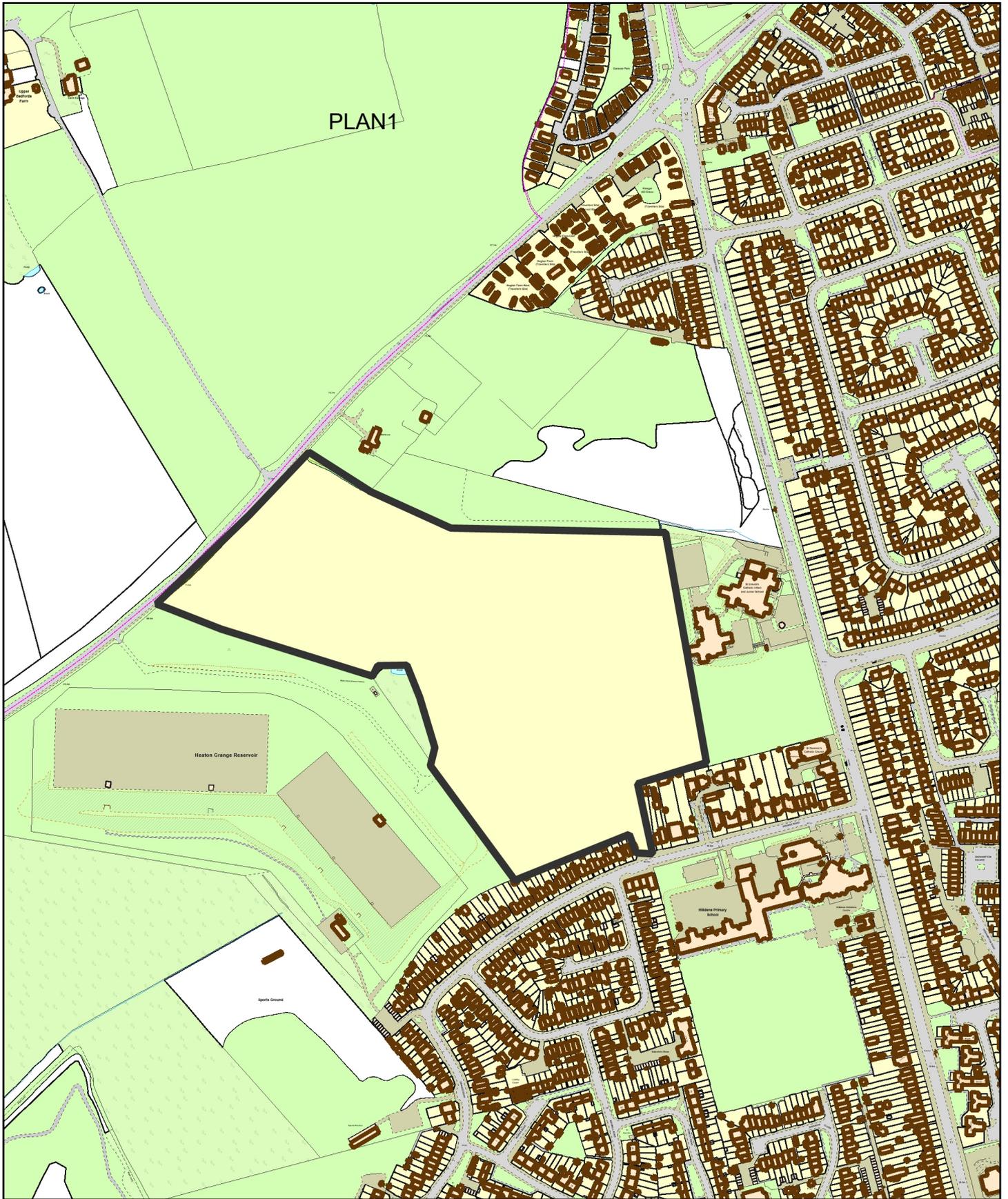
(b) on conviction on indictment, to an unlimited fine.

(2A) In determining the amount of any fine to be imposed on a person convicted of an offence under this section, the court shall in particular have regard to any financial benefit which has accrued or appears likely to accrue to him in consequence of the offence.

(3) In proceedings for an offence under this section it shall be a defence for the accused to prove—

(a) that the 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.



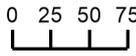
LOWER BEDFORDS ROAD

ENF/291/23




Scale: 1:5000 0 25 50 75 metres

Date: 20 October 2023




Havering
LONDON BOROUGH

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

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Ordnance Survey 100024327



<p>PLAN 2-LAND AT LOWER BEDFORDS ROAD</p>	<p>TQ5275191872</p> <p style="text-align: right;">N ↑</p>
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	<p>Scale: 1:2500</p> <p>Date: 24 November 2023</p> <p style="text-align: right;">0 10 20 30 metres └───┘</p>
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<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>
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15/11/2023