

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

12 MUNGO PARK ROAD, RAINHAM RM13 7PA

ENF/389/22

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. Nadesu Vanaraj, 12 Mungo Park Road, Rainham RM13 7PA
2. Vathasala Vanaraj, 12 Mungo Park Road, Rainham RM13 7PA
3. The Owner(s), 12 Mungo Park Road, Rainham RM13 7PA
4. The Occupier(s), 12 Mungo Park Road, Rainham RM13 7PA
5. Santander UK PLC, Deeds Services, 101 Midsummer Boulevard, Milton Keynes, MK9 1AA

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

12 Mungo Park Road, Rainham RM13 7PA, as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0892.19 for "Separation of existing house to form 2 No separate dwellings with extensions and internal alterations to form 1 No 4 bed and 1 No 3 bed", which was granted planning permission on 2nd September 2019. Applications were made under references Q0040.21 and Q0135.21 seeking to approve the details of the conditions but both were refused.

4. THE BREACH OF CONDITIONS

1. Failure to provide details which could be agreed in writing to discharge the requirements of conditions 10 and 11 of P0892.19.

Condition 10 of P0892.19 required that:

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.

Condition 11 of P0892.19 required that:

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.

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 requirements of each of the following conditions of application P0892.19 as specified in section 4 above.

Time for compliance: 35 days (5 weeks) 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: **13th December 2023**

Signed: 
David Colwill
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

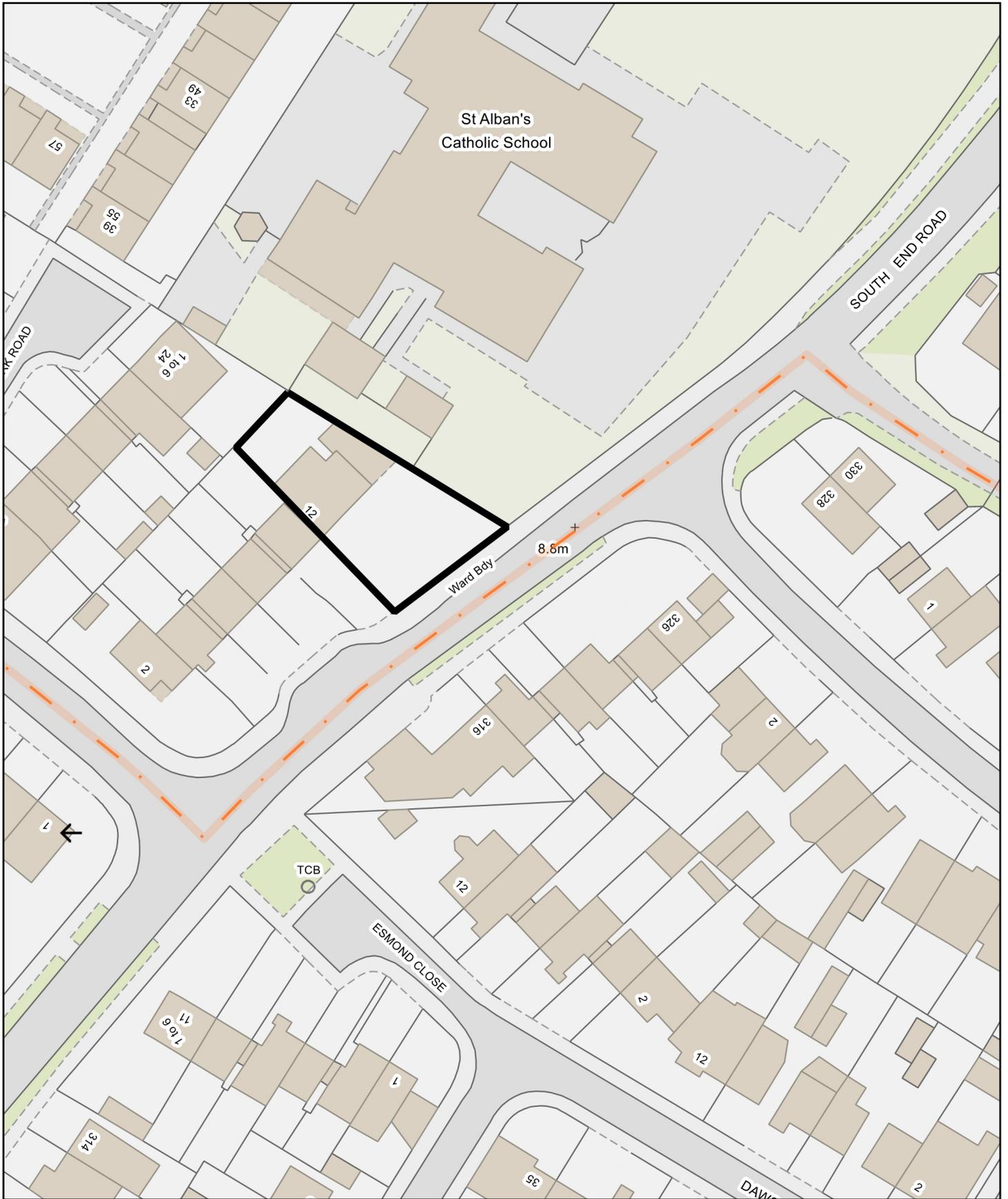
WARNING

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 **Chris Stathers, Principal Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 433619)**.

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



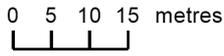
12 Mungo Park Road, Rainham RM13 7PA - OS Plan to Notice

TQ5258284282




Scale: 1:750 0 5 10 15 metres

Date: 11 December 2023




Havering
LONDON BOROUGH

London Borough of Havering
Town Hall, Main Road
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