

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

79 ESSEX ROAD, ROMFORD, RM7 8BB (ALSO KNOWN AS TOBY WAY)

ENF/398/20

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

- (1) Essex Road Property Developments Limited, 2nd Floor, Romy House, 163-167 Kings Road, Brentwood CM14 4EG
- (2) The Owner, 79 Essex Way, Romford RM7 8BB
- (3) The Occupier, 79 Essex Way, Romford RM7 8BB
- (4) The Owner common parts at 1-5 Toby Way, Romford, RM7 8BB
- (5) The Occupier common parts at 1-5 Toby Way, Romford RM7 8BB
- (6) Essex Road Property Developments Limited, Suite 17, Essex House, Station Road, Upminster, Essex, England, RM14 2SJ
- (7) Leonard Hart, as Director of Essex Road Property Developments Limited, Suite 17, Essex House, Station Road, Upminster, Essex, England RM14 2SJ
- (8) Trevor James Anthony Long as Director of Essex Road Property Developments Limited, Suite 17, Essex House, Station Road, Upminster, Essex, England RM14 2SJ

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

79 Essex Road, Romford, RM7 8BB and land at Toby Way, Romford, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference BGL153962

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0646.19 for “Adaption of 79 Essex Road to form new access road with visibility splay and five new detached dwellings”, which was granted planning permission on 30th August 2019.

4. THE BREACH OF CONDITIONS

1. Failure to comply with condition 19 of Planning Permission P0646.19 dated 30th August 2019.
 - 19 No building shall be occupied or use commenced until external lighting is provided in accordance with details previously submitted to and approved in writing by the local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme

Reason

Insufficient information has been supplied with the application to judge the impact arising from any external lighting required in connection with the building or use. 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 residential amenity 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 a **valid application and fee** to discharge the requirements of the following condition of application P0646.19:

- 19 No building shall be occupied or use commenced until external lighting is provided in accordance with details previously submitted to and approved in writing by the local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme

Reason

- Insufficient information has been supplied with the application to judge the impact arising from any external lighting required in connection with the building or use. 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 residential amenity and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. 19 No building shall be occupied or use commenced until external lighting is provided in accordance with details previously submitted to and approved in writing by the local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme

Time for compliance: 28 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: **2nd February 2024**

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 **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



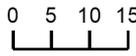
79 Essex Road Romford RM7 8BB

TQ4967389440




Scale: 1:1000 0 5 10 15 metres

Date: 31 January 2024




Havering
LONDON BOROUGH

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

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