

FIRST CLASS

Mr Hamza Sabir,
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ROMFORD
RM1 3PJ

Please call: Chris Stathers

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(Deaf & hearing impaired)

Date: 19th February 2024

Also by email to hsabir@hotmail.co.uk and to the Planning Inspectorate

Council Reference: ENF/572/20

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 – PLANNING ENFORCEMENT NOTICE

2-4 EASTERN ROAD, ROMFORD, RM1 3PJ-THIRD FLOOR FLAT

**PUBLIC INQUIRY DUE ON 27TH FEBRUARY 2024 AS TO ENFORCEMENT APPEAL
REFERENCE APP/B5480/C/22/3293132**

The Council issued an enforcement notice dated **4th February 2022** relating to the above land. You have appealed that notice and a Public Inquiry is scheduled to be held on 27th February 2024 to hear your appeal.

The Council has received, on 13 February 2024, via the Planning Inspectorate late evidence as to your ground of appeal (d) “that at the time the enforcement notice was issued; it was too late to take enforcement action against the matters stated in the notice”. The Council had, until 13 February 2024, not seen that evidence.

The Inspector hearing your appeal has indicated that they are minded to accept that evidence. The Council has therefore considered its position as to the further evidence which was not made available at earlier stages of this appeal.

The Council has, in light of the further evidence of 13 February 2024 – in particular the dates photos showing a continuous period of use from May 2016 to December 2021 – decided that it is reasonable in all the circumstances to accept that the case made by you as to ground (d) has merits and that it should in the circumstances withdraw the above enforcement notice and seek the cancellation of the planned Public Inquiry. I am therefore authorised to withdraw the above enforcement notice pursuant to Section 173A of the above 1990 Act.

The Council will now contact the Planning Inspectorate to seek cancellation of the planned Public Inquiry as a consequence. The Council will write to advise the other parties served with the enforcement notice of its withdrawal.

The Council considers that the submission of late evidence is wholly unreasonable behaviour, which has resulted in wasted and unnecessary expense. It will be making an application for its costs against you in writing in due course.

Yours faithfully,


Chris Stathers

Principal Planning Enforcement Officer