

**284 BRENTWOOD ROAD, ROMFORD, RM2 5TA**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT REFERENCE: ENF/240/22**

## **ENFORCEMENT NOTICE**

**ISSUED BY:** London Borough of Havering (herein after referred to as “the Council”)

- 1. THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to the Council that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations.

- 2. THE LAND AFFECTED**

The land known as **284 BRENTWOOD ROAD, ROMFORD RM2 5TA** shown edged in black on the attached plan.

- 3. THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the material change of use of the site to a mixed use as a shop, vehicle broker, retail vehicle sales and for the storage of vehicles (sui generis).

- 4. REASONS FOR ISSUING THIS NOTICE**

- (1) It appears to the Council that the above breach of planning control has occurred within the last ten years and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any injury to amenity which has been caused by the breach.
- (2) The use of the premises by reason of the level of activity, comings and goings and vehicle movement to and from the site including receipt of stock vehicles, overspill parking into surrounding roads and consequent impacts in terms of increased congestion and demand for on street parking and general increase in levels of noise and disturbance, has given rise to material harm to the amenity of nearby residents, thereby conflicting with Havering Local Plan 2016 -2031 Policies 13, 26 and 34 Adopted 2021 as well as the objectives of the National Planning Policy Framework (2023), (“NPPF”) which at paragraph 135 requires development to add to the overall quality of an area and provide a high standard of amenity for existing and future users.

(3) Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The use of the premises has caused detriment to surrounding neighbouring amenity through increased competition for limited on-street parking bays. The absence of a parking stress survey and anecdotal evidence made in representations on refused application P0249.23 lends weight to this and consequently the uses are considered unacceptable when assessed against London Plan Policy T6 and Havering Local Plan 2016 - 2031 Policies 23 and 24.

(4) The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems and because planning permission has already been refused under application P0249.23.

## **5. WHAT YOU ARE REQUIRED TO DO**

1. Cease the use of the land as:

- (i) A vehicle broker; or as
- (ii) Motor vehicle sales; or as
- (iii) Storage of motor vehicles;

AND

2. Remove all motor vehicles forming part of the unlawful use from the land;

AND

3. Remove all rubbish, debris any other waste materials as a result of carrying out Steps 1 and 2 above.

## **6. TIME FOR COMPLIANCE**

**THREE MONTHS** after the date when this Notice takes effect.

## **7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **10<sup>th</sup> May 2024**, unless an appeal is made against it beforehand

Dated: **5<sup>th</sup> April 2024**

Signed: 

DAVID COLWILL

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **Chris Stathers**

Telephone Number: **01708 433619** Email: [chris.stathers@haverling.gov.uk](mailto:chris.stathers@haverling.gov.uk)

## **THE RIGHT TO APPEAL**

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Planning Inspectorate acting on behalf of the Secretary of State before **10<sup>th</sup> May 2024**. Further details are given in the attached explanatory note.

## **WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED**

If an appeal is not received against this Enforcement Notice, it will take effect on **10<sup>th</sup> May 2024** and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the Notice.

**FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.**

## **EXPLANATORY NOTES**

### **STATUTORY PROVISIONS**

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) can be viewed online at <https://www.legislation.gov.uk>

### **THE RIGHT TO APPEAL**

Any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Planning Inspectorate before **10<sup>th</sup> May 2024**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

### **GROUND OF APPEAL**

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Notice, planning permission ought to be

- granted, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
  - (c) that those matters (if they occurred) do not constitute a breach of planning control;
  - (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
  - (e) that copies of the Enforcement Notice were not served as required by section 172;
  - (f) that steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
  - (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

## **PLANNING APPLICATION FEE**

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£1,156** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

## **STATEMENT ON GROUNDS OF APPEAL**

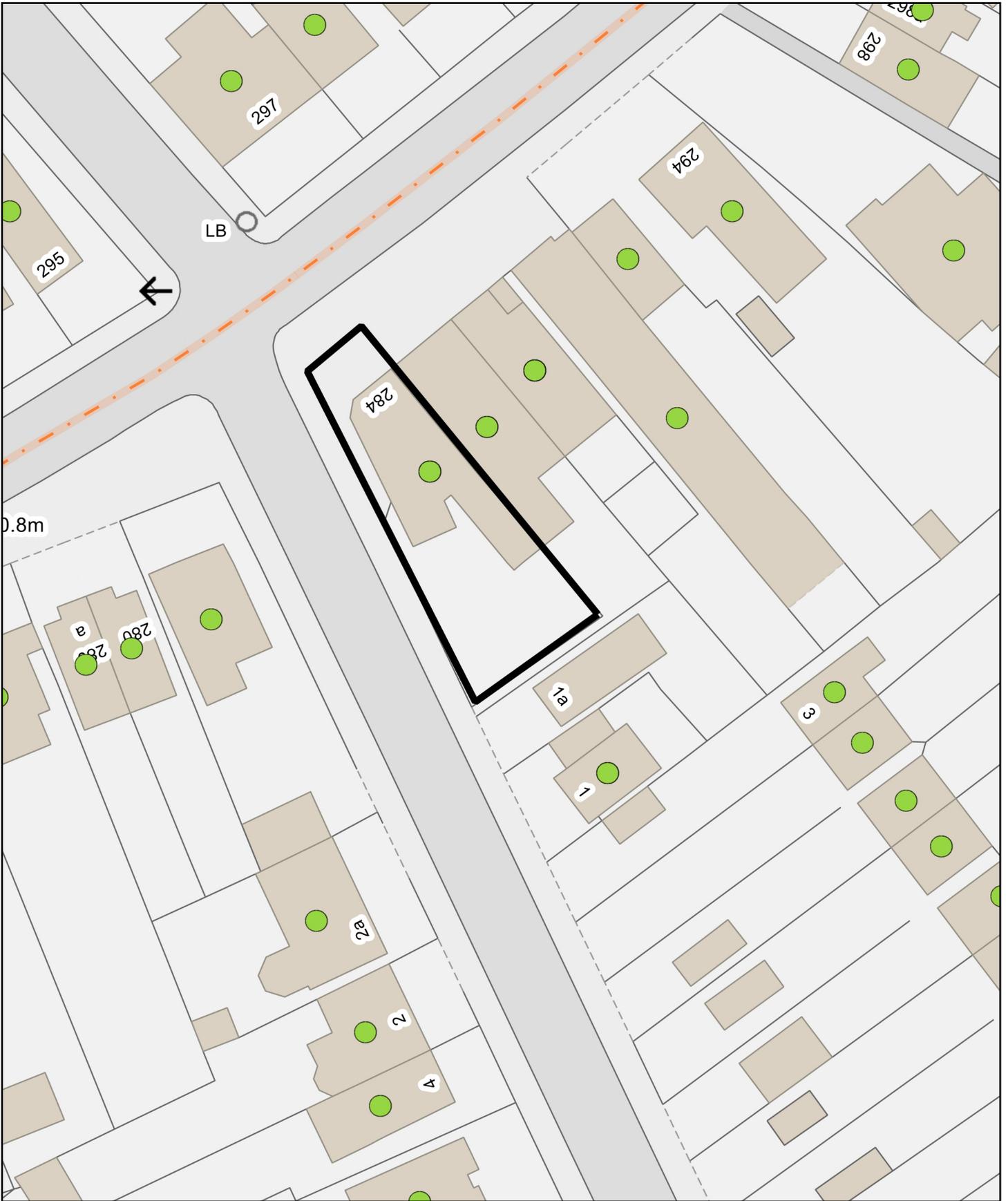
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which you propose to rely, in support of each of those grounds.

## **RECIPIENTS OF THE ENFORCEMENT NOTICE**

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. Dulux Cars of 284 Brentwood Road, Romford RM2 5TA
2. Dulux Cars Limited of 284 Brentwood Road, Romford RM2 5TA
3. Mr Muhammad Akram as Director of Dulux Cars Limited, 284 Brentwood Road, Romford RM2 5TA
4. Mr Shakeel Ur Rahman as Director of Dulux Cars Limited, 284 Brentwood Road, Romford RM2 5TA

5. The Owners, 284 Brentwood Road, Romford RM2 5TA
6. The Occupiers, 284 Brentwood Road, Romford RM2 5TA
7. Ms Agnieszka Maria Kozłowska, 284 Brentwood Road, Romford, RM2 5TA
8. Mr Bill Bacheta C/O 270 Avenue West, Skyline 120, Great Notley, Braintree CM77 7AA
9. B & G Properties (GB) Ltd, 284 Brentwood Road, Romford RM2 5TA
10. B & G Properties (GB) Ltd, Finsgate, 5-7 Cranwood Street, London, EC1V 9EE
11. B & G Properties (GB) Ltd, 773/775 High Road, Seven Kings, Ilford, Essex IG3 8RW.
12. Mr Akshay Luciano Bacheta as Director of B & G Properties (GB) Ltd, 284 Brentwood Road, Romford RM2 5TA
13. Mr Akshay Luciano Bacheta as Director of B & G Properties (GB) Ltd, 1st Floor Chester Warehouse, Chester Road, Seven Kings, Ilford, England, IG3 8PT
14. Mr Bill Bacheta, 284 Brentwood Road, Romford, RM2 5TA
15. Mr Ganeshwar Bacheta, as Director of B & G Properties (GB) Ltd, 284 Brentwood Road, Romford RM2 5TA
16. Mr Ganeshwar Bacheta, as Director of B & G Properties (GB) Ltd, 1st Floor Chester Warehouse, Chester Road, Seven Kings, Ilford, England, IG3 8PT
17. Mr Bill Bacheta by email to [bill@lucianobacheta.com](mailto:bill@lucianobacheta.com)
18. B & G Properties (GB) Limited, 2 Leman Street, London, United Kingdom, E1W 9US

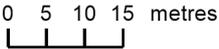


**284 BRENTWOOD ROAD ROMFORD RM2 5TA**

**TQ5289788496**




**Scale: 1:500**  
**Date: 02 April 2024**




**Havering**  
LONDON BOROUGH

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

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 Ordnance Survey AC0000815231

# Enforcement appeal: information sheet for local planning authorities

Customer Support Team  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1  
6PN

Direct Line: 0303 444 5000

Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)

## 1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

**You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.**

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.