



STATUTORY NOTICE:

SECTION 215 Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991)

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

253 CROSS ROAD, ROMFORD RM7 8HS

Section 215 Notice, served by: The London Borough of Havering

Our reference: ENF/1/23

To:

1. Keith Alan Stiffell, 253 Cross Road, Mawneys, Romford RM7 8HS
2. The Owner, 253 Cross Road, Romford RM7 8HS
3. The Occupier, 253 Cross Road, Romford RM7 8HS
4. Just Retirement Money Limited, Vale House, Roebuck Close, Bancroft Road, Reigate, Surrey RH2 7RU
5. Mrs Tracey L Stiffell, 253 Cross Road, Romford, RM7 8HS

THE NOTICE

This Notice is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

THE LAND TO WHICH THE NOTICE RELATES

Land at **253 CROSS ROAD, ROMFORD RM7 8HS** shown edged black on the attached plan.

WHAT YOU ARE REQUIRED TO DO

The Council requires you to carry out steps listed below to remedy the condition of the land:

1. To remove from the site to an authorised place of disposal, discarded UPVC windows, broken timber, insulation material, abandoned building material bags, bricks, breezeblocks, sewer pipes, plastic strips, concrete guttering, trade waste bins and all other rubbish or waste materials.

TIME FOR COMPLIANCE

The above steps are to be complied with in full within **28** days of the date on which this Notice takes effect **that being no later than 25th June 2024**

WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **28th May 2024**.

Dated: **26th 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 Principal Planning Enforcement and Appeals Officer

Telephone Number: 01708 433619 Email: chris.stathers@haverling.gov.uk

WARNING

Persons upon whom the Notice is served may be prosecuted for any breach of the S215 Notice after the notice takes effect. The offence of failing to comply with a S215 TCPA 1990 Notice is a criminal offence under Section 216 of the same Act with an **unlimited fine**.

**RIGHT OF APPEAL AGAINST SECTION 215 NOTICE
SECTIONS 217–218 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

217— (1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

(a) That the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;

(b) That the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;

(c) That the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;

(d) That the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

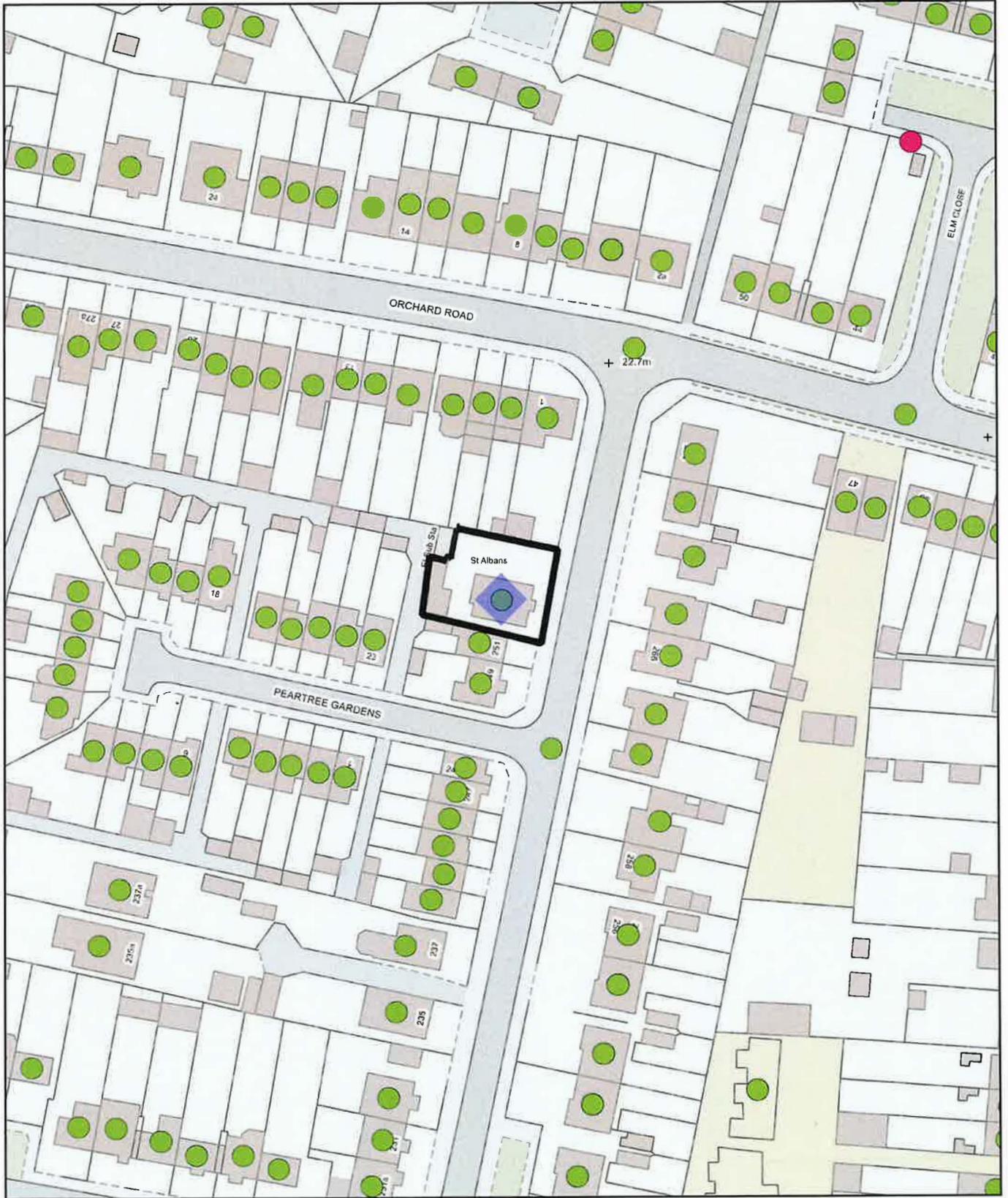
(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

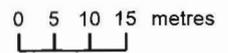


253 CROSS ROAD, ROMFORD ENF1/23

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Scale: 1:1000
Date: 17 April 2024



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

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