

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

77 COLLIER ROW ROAD, ROMFORD, RM5 2AU

ENF/470/21

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. URPREET SINGH BAJWA, 77 Collier Row Road, Romford RM5 2AU.
2. MANJIT SINGH, 77 Collier Row Road, Romford RM5 2AU.
3. The Owner, 77 Collier Row Road, Romford RM5 2AU.
4. The Occupiers, 77 Collier Row Road, Romford RM5 2AU.
5. BARCLAYS BANK UK PLC, P.O. Box 187, Leeds LS11 1AN.

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

77 Collier Row Road, Romford RM5 2AU, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference EX54193

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0202.21 for "Porch to front and single storey rear extension, involving demolition of existing rear extension", which was granted planning permission on 6th April 2021.

4. THE BREACH OF CONDITIONS

The following conditions have not been complied with:

- Condition 3: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).
- Condition 4: The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in section 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

- 1) **Comply with Condition 3 of P0202.21, by removing the first floor external rear facing door at first floor level and replacing with a window in accordance with plan number 00-02-00 rev C**
- 2) **Comply with Condition 4 of P0202.21 by ceasing use of the flat roof of the rear extension as a balcony, roof garden or other amenity area**

Time for compliance: 35 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: **4th June 2025**

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

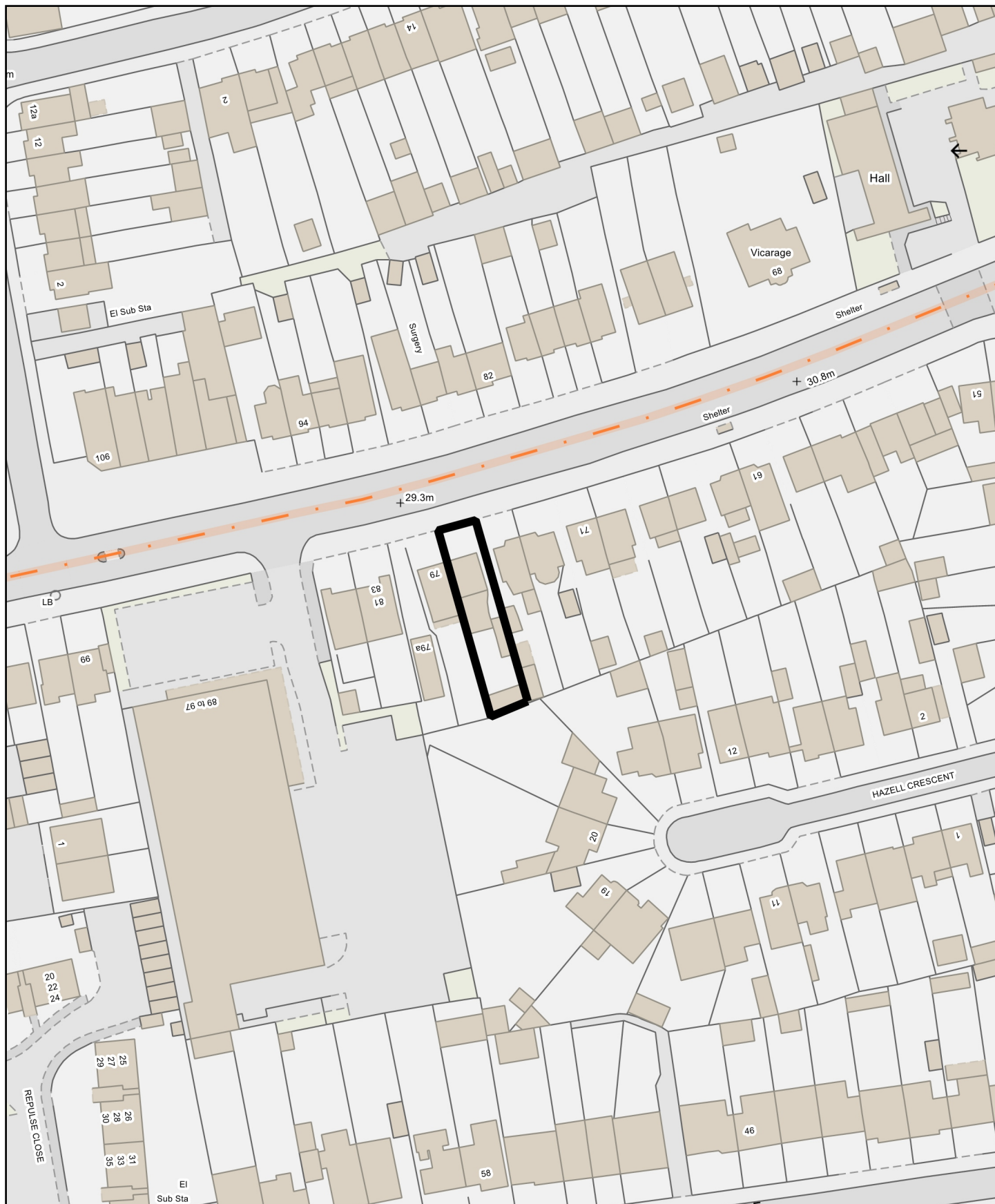
WARNING



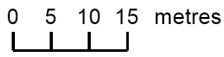

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

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 an **unlimited fine** 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 **George Atta-Adutwum, Deputy Team Leader, Planning Enforcement, Town Hall, Main Road, Romford, RM1 3BD (01708 432157).**

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



77 Collier Row Road, Romford RM5 2AU	TQ4960591001 
	Scale: 1:1000 Date: 27 April 2025 
 <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2024 Ordnance Survey AC0000815231</p>