

**LAND ON THE WEST SIDE OF 1 MANSER ROAD, RAINHAM RM13 8NP**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/194/23**

## **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 **LAND ON THE WEST SIDE OF 1 MANSER ROAD, RAINHAM RM13 8NP**, 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 land to use for repairs, servicing, hire and sales of motor vehicles.

### **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 is considered, by reason of its location and relationship to neighbouring properties, to result in an unsatisfactory relationship by way of noise and disturbance caused by levels of activity, delivery and vehicle movements and associated plant and machinery within the premises and combined with the proposed hours of use, is unacceptably detrimental to the amenities of occupiers of adjacent residential properties. Furthermore, the nature of the use and the location within a residential environment is detrimental to the character of the

area. In this respect, the proposal is contrary to Policies 7, 34 and 35 of the Havering Local Plan 2016 - 2031 and contrary to guidance within the National Planning Policy Framework (2024).

3. The use fails to provide adequate levels of off street parking and the ability of the shared access to accommodate the level of use proposed. The proposed shared alleyway access, combined with the scale and level of use is considered to lead to increased vehicle use of the access and overspill, which would contribute unacceptably to existing levels of parking stress and limited on-street spaces within the locality to the detriment of the amenity of surrounding occupiers. The absence of any compelling evidence otherwise, such as a parking stress survey, means that it has not been demonstrated that there would not be conflict with Policy 24, London Plan T6 and Para 115 of the National Planning Policy Framework 2024.
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 permission has already been refused under application P0300.25.

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

- (i) CEASE the use of the land for repairs, servicing, hire and sales of motor vehicles;

**AND**

- (ii) REMOVE all motor vehicles, motorcycles, mopeds and associated machinery, tools and equipment from the site;

**AND**

- (iii) REMOVE all adverts from the land;

**AND**

- (iv) Remove all debris, rubbish or other materials accumulated as a result of taking steps (i) to (iii) above.

## **6. TIME FOR COMPLIANCE**

**ONE MONTH** after the date when this Notice takes effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **7<sup>th</sup> JULY 2025**, unless an appeal is made against it beforehand

Dated: **6<sup>th</sup> JUNE 2025**

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: **Rachel McCrae**

Telephone Number: **01708 434293**

Email: [rachel.mccrae@haverling.gov.uk](mailto:rachel.mccrae@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 7<sup>th</sup> JULY 2025**. 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 the **7<sup>th</sup> of July 2025** 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 7 JULY 2025**.

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.

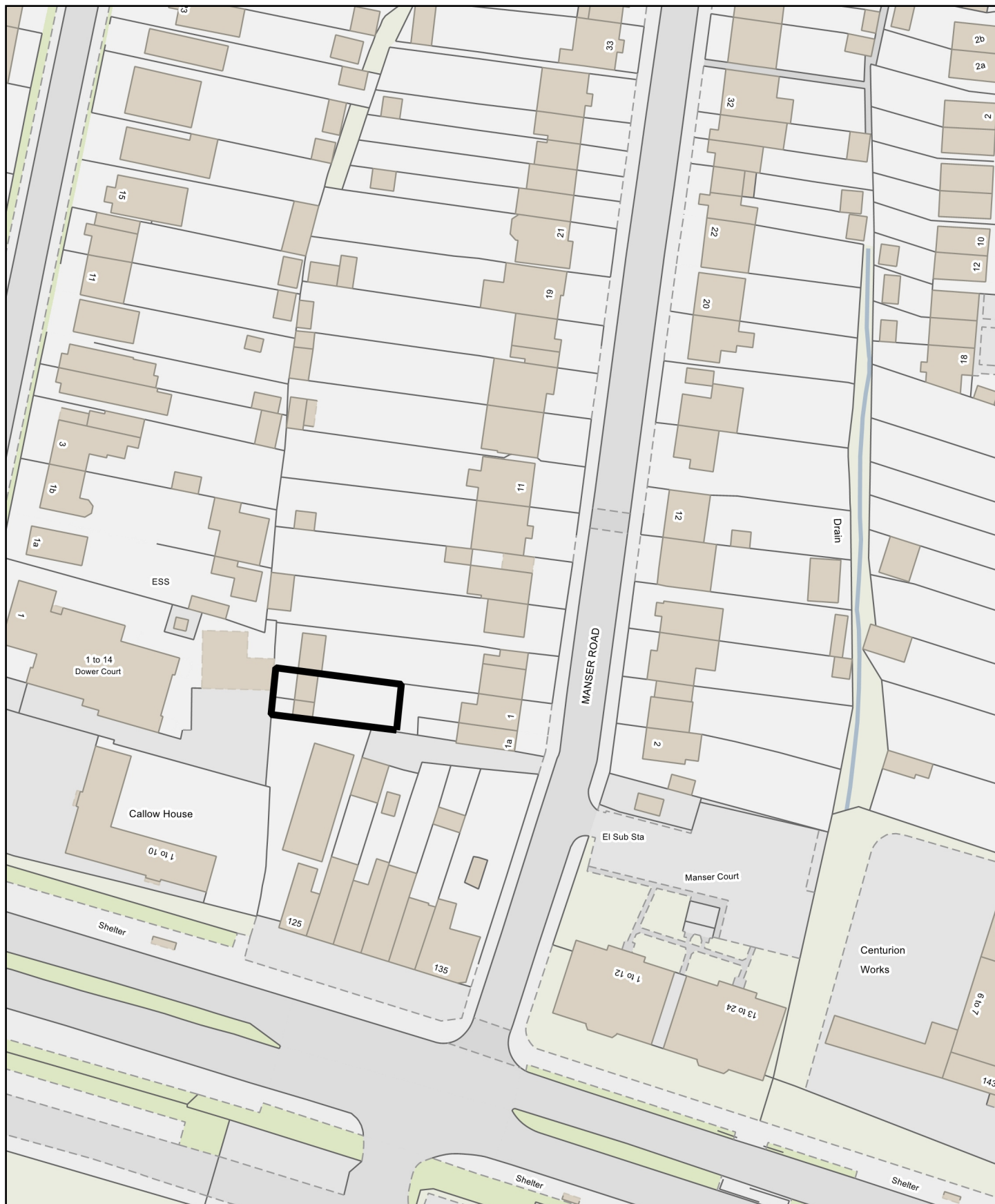
## **STATEMENT ON GROUNDS OF APPEAL**

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. Paul Thomas Kitt, 15 Oakleigh Avenue, Hullbridge, Hockley SS5 6EJ
2. Jan Louise Kitt, Oakleigh Avenue, Hullbridge, Hockley SS5 6EJ
3. Paul Thomas Kitt, 1 Manser Road, Rainham RM13 8NP
4. Jan Louise Kitt, 1 Manser Road, Rainham RM13 8NP
5. Paul Thomas Kitt, Land on the west side of 1 Manser Road (known as 1B), Rainham RM13 8NP
6. Jan Louise Kitt, Land on the west side of 1 Manser Road (known as 1B), Rainham RM13 8NP
7. The Owner or business operator, BIKE POINT, 1B Manser Road, Rainham RM13 8NP
8. FAHIM LAYAK, Bike Point, 1B Manser Road, Rainham RM13 8NP
9. FAHIM LAYAK, FTL Trading Ltd, 1B Manser Road, Rainham RM13 8NP
10. Mehar Hussain, Bike Point, 1B Manser Road, Rainham RM13 8NP
11. Maidul Islam, Bike Point 1B Manser Road, Rainham RM13 8NP
12. Paul Kitt and Jan Kitt by email
13. Bike Point by email
14. FTL Trading Ltd by email



Land to the west of 1 Manser Road, Rainham RM13 8NP  
(Also know as 1B Manser Road)

TQ5100482932



Scale: 1:1000

Date: 04 June 2025

0 5 10 15 metres



**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.