

**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**

**3 Peony Road, Romford, RM3 7FJ**

**ENF/167/24**

**ISSUED BY: LONDON BOROUGH OF HAVERING**

**TO:**

1. Jianhua Chen, 73 Somers Road, London, E17 6RS
2. Jianhua Chen, 135-151 Montgomery Crescent, Romford, RM3 7UX
3. Lan Chen, 73 Somers Road, London, E17 6RS
4. Lan Chen, 135-151 Montgomery Crescent, Romford, RM3 7UX
5. Jianhua Chen, 1 Peony Road, Romford, RM3 7FJ
6. Lan Chen, 1 Peony Road, Romford, RM3 7FJ
7. The Owners, 3 Peony Road, Romford, RM3 7FJ
8. The Occupiers HMO, 3 Peony Road, Romford, RM3 7FJ
9. Leeds Building Society, 26 Sovereign Street, Leeds, LS1 4BJ

**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**

**3 Peony Road, Romford, RM3 7FJ**, as shown edged in black on the attached plan.

### **3. THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this Notice relates is P1715.16 for Erection of 3 attached chalet bungalows, which was granted planning permission on 15<sup>th</sup> May 2017.

### **4. THE BREACH OF CONDITIONS**

1. Failure to provide details and discharge the requirements of condition 16 - Prior to the first occupation of the development hereby permitted, provision shall be made for the installation of a domestic sprinkler system to each of the three dwellings of planning permission P1715.16 granted on 15<sup>th</sup> May 2017.

### **5. THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS**

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

**Within 56 days from the date of service of this notice:**

- (1) Install a domestic sprinkler system, as required under Condition 16 of P1715.16 to 2 Peony Road, which shall be permanently retained thereafter.

*Condition 16 - Prior to the first occupation of the development hereby permitted, provision shall be made for the installation of a domestic sprinkler system to each of the three dwellings. Thereafter this provision shall be retained permanently unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: In lieu of adequate access for a Fire Brigade pump appliance and in the interest of amenity and safety for future occupiers.*

**Time for compliance:** 56 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: **12<sup>th</sup> June 2025**

Signed:   
**David Colwill**  
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**

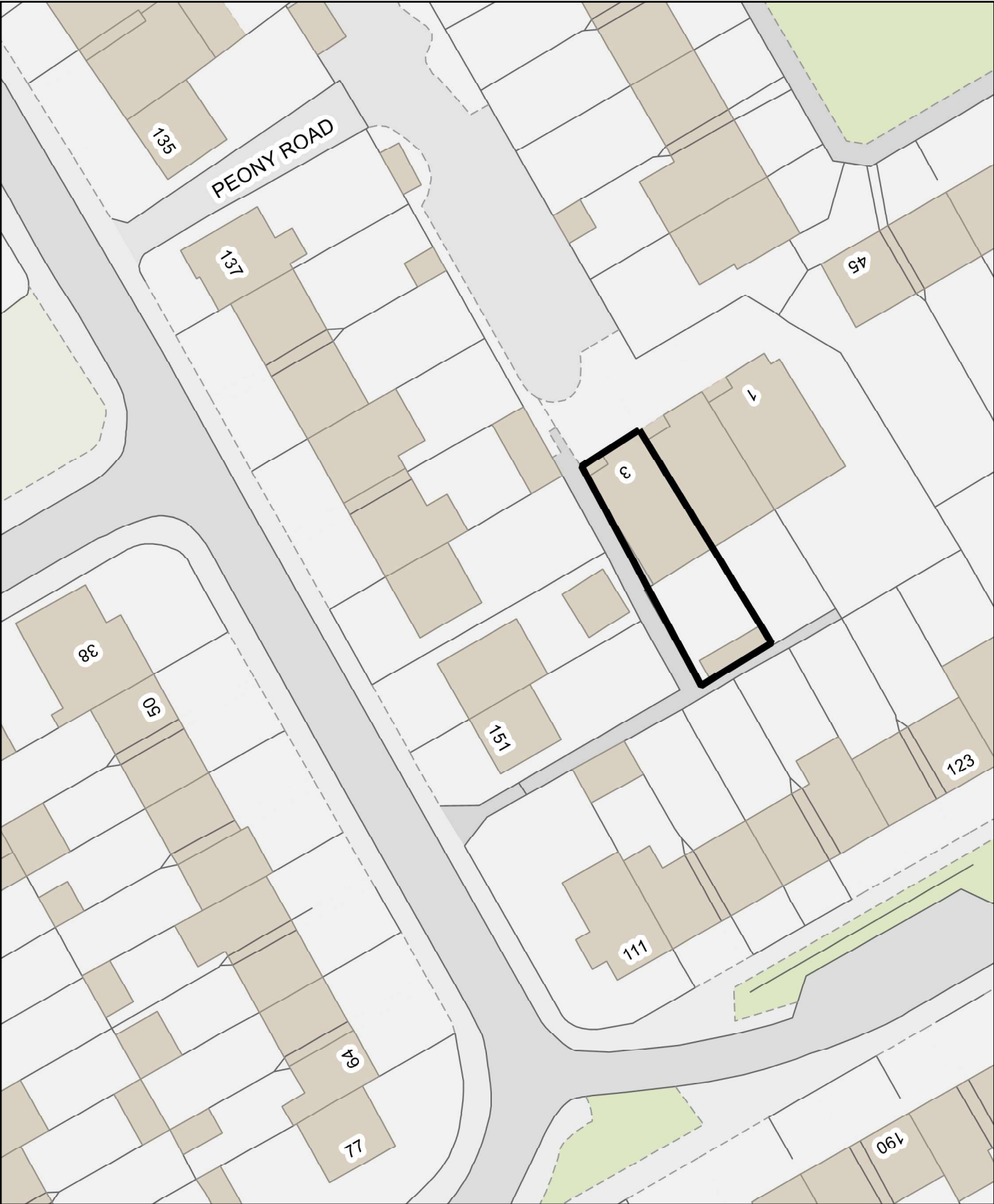
### **THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE**

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:

**Rachel McCrae, Senior Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 434293).**

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**



<b>3 Peony Road, Romford RM3 7FJ - OS Plan to ENF Notice</b>	<b>TQ5377692356</b> <div data-bbox="1449 1843 1501 1921"></div>
<div data-bbox="268 1966 603 2056"></div>	<div data-bbox="850 1966 1444 2045"><b>Scale: 1:500</b> <b>Date: 09 October 2024</b><div data-bbox="1225 1973 1444 2022"></div></div>
<div data-bbox="108 2101 391 2168"></div> <div data-bbox="491 2085 766 2168"><p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p></div>	<p>© Crown copyright and database rights 2024 Ordnance Survey AC0000815231</p>