

Enforcement case ref: ENF/243/24

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE

SERVED BY: London Borough of Havering herein after referred to as “the Council”

To:

- (1) Maytim Holdings Ltd, of the Old Grange, Warren Estate, Lordship Road, Writtle, Chelmsford, CM1 3WT
- (2) Maytim Holdings Ltd, of Holly Hedges, Tingrith Road, Eversholt, Milton Keynes, MK17 9EF
- (3) The Owner, 84 Ardleigh Green Road, Hornchurch, RM11 2LG
- (4) The Occupier, 84 Ardleigh Green Road, Hornchurch, RM11 2LG
- (5) Bristol & West Mortgages, Bank of Ireland Group Plc, 2 College Green, Dublin, DO2 VR66
- (6) Christopher Hugh Bullock, 16 Silver Birches, Hutton, Brentwood, Essex, CM13 2JG
- (7) The Owner, 86 Ardleigh Green Road, Hornchurch
- (8) The Occupier, 86 Ardleigh Green Road, Hornchurch
- (9) Island Hut Fusion Ltd, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
- (10) Bonita Ivy Bryant, Director of Island Hut Fusion Ltd, 88 Ardleigh Green Road, Rm11 2LG
- (11) Mr Dorod Ali, Director of Fade Zone RM11 Ltd, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
- (12) Fade Zone RM11 Ltd, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
- (13) The Owner, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
- (14) The Occupier, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
- (15) The Owner, 88a Ardleigh Green Road, Hornchurch, RM11 2LG
- (16) The Occupier. 88a Ardleigh Green Road, Hornchurch, RM11 2LG
- (17) CVC Janitorial Ltd, 268 Southend Arterial Road, Hornchurch, RM11 2SG
- (18) Car Autodirect Ltd, 90 Ardleigh Green Road, Hornchurch, RM11 2LG
- (19) Mr Dorod Ali, Director Car Autodirect Ltd, 90 Ardleigh Green Road, Hornchuch, RM11 2LG
- (20) The Owner, 90 Ardleigh Green Road, Hornchurch, RM11 2LG
- (21) The Occupier, 90 Ardleigh Green Road, Hornchurch, RM11 2LG

1. On **24th June 2025**, the Council has issued this Temporary Stop Notice alleging that there has been a breach of planning control on the land described in paragraph 4 below.
2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in section 3 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

The Council considers that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is that development is not being built to the approved planning permission P1598.23.

P1598.23 Demolition of existing buildings and construction of a 3 storey building comprising residential dwellings (Class C3) with landscaping, cycle parking and associated ancillary development.

4. THE LAND TO WHICH THIS NOTICE RELATES

84 – 90 Ardleigh Green Road, Hornchurch, RM11 2LG

5. THE ACTIVITY TO WHICH THIS NOTICE RELATES

The Development is therefore unlawful. P1598.23 granted for demolition of existing buildings and construction of a 3 storey building comprising residential dwellings (Class C3) with landscaping, cycle parking and associated ancillary development. Substantial building operations are taking place to the existing buildings and they are not being demolished.

6. WHAT YOU ARE REQUIRED TO DO

- 1) To **cease all building work and engineering operations** at 84-90 Ardleigh Green Road, Hornchurch, RM11 2LG; and
- 2) Cease bringing on site any building materials, hard core, aggregates or scaffolding

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **24th June 2025** when all the activity specified in this notice shall cease. This notice will cease to have effect on the **19th August 2025**.

Dated: 24th June 2025

Signed: 
David Colwill

On behalf of: London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

ANNEXE

WARNING - THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is unlimited on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited.

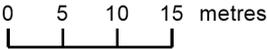
If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Rachel McCrae, Senior Planning Enforcement Officer**, Town Hall, Main Road, Romford, RM1 3BB, **01708 434293**. If you need independent advice about this notice, you are advised to contact 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.

S.171G. Temporary stop notice: offences

- (1) A person commits an offence if he contravenes a temporary stop notice—
 - (a) which has been served on him, or
 - (b) a copy of which has been displayed in accordance with section 171E(5).
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
- (3) An offence under this section may be charged by reference to a day or a longer period.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves—
 - (a) that the temporary stop notice was not served on him, and
 - (b) that he did not know, and could not reasonably have been expected to know, of its existence.
- (6) A person convicted of an offence under this section is liable—
 - (a) on summary conviction, to an unlimited fine;
 - (b) on conviction on indictment, to a fine.
- (7) In determining the amount of the fine, the court must have regard in particular to any financial benefit, which has accrued or has appeared to accrue to the person convicted in consequence of the offence.



84-90 ARDLEIGH GREEN ROAD, HORNCHURCH ENF/243/24	TQ5395889480 
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	Scale: 1:700 Date: 18 June 2025 
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