

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

32 WOBURN AVENUE, HORNCHURCH RM12 4NG

ENF/404/23

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. ANNIE NWEFERE ONU-ONWUCHEKWA, 32 Woburn Avenue, Hornchurch RM12 4NG
2. Annie NWEFERE ONU-ONWUCHEKWA, 14 Carlton Avenue, London N14 4UA
3. The Owner, 32 Woburn Avenue, Hornchurch RM12 4NG
4. The Occupier(s), 32 Woburn Avenue, Hornchurch RM12 4NG
5. Together Commercial Finance Limited, Lake View, Lakeside, Cheadle SK8 3GW
6. Bank of Scotland PLC, Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ
7. London Borough of Havering, Town Hall, Main Road, Romford RM1 3BB

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

32 Woburn Avenue, Hornchurch RM12 4NG, as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P1460.23 for "two storey side and part rear extension, single storey front, and rear extension,

involving conversion of attached garage, part retrospective", which was granted planning permission on 22nd February 2024, subject to conditions.

4. THE BREACH OF CONDITIONS

1. Failure to provide details and discharge the requirements of condition 8 of P1460.23 which was required to have further details submitted to, and agreed by the Local Planning Authority prior to any works commencing. The full condition 8 is:

Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane, in compliance with BS 8485:2015+A1:2019, alternative gas protection measures, or suitable monitoring agreed in writing with the local planning authority, to demonstrate that the risk from landfill gas is adequately controlled. The submitted details shall include a timeframe for the carrying out of the approved measures. The gas protection measures shall then be carried out in strict accordance with the agreed details and the approved timeframe for undertaking those works.

Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason: Insufficient information has been supplied with the application to judge the risk arising from landfill gases (methane and carbon dioxide). Submission of an assessment prior to commencement will protect people on or close to the site from the risks associated with migrating landfill gas, and will ensure that the development accords with Development Control Policies Development Plan Document.

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:

- (1) Submit a **valid application and fee** to discharge the requirements of the following condition of application P1460.23:

Condition 8:

Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane, in compliance with BS 8485:2015+A1:2019, alternative gas protection measures, or suitable monitoring agreed in writing with the local planning authority, to demonstrate that the risk from landfill gas is adequately

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Time for compliance: 6 weeks (42 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: **16th JULY 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

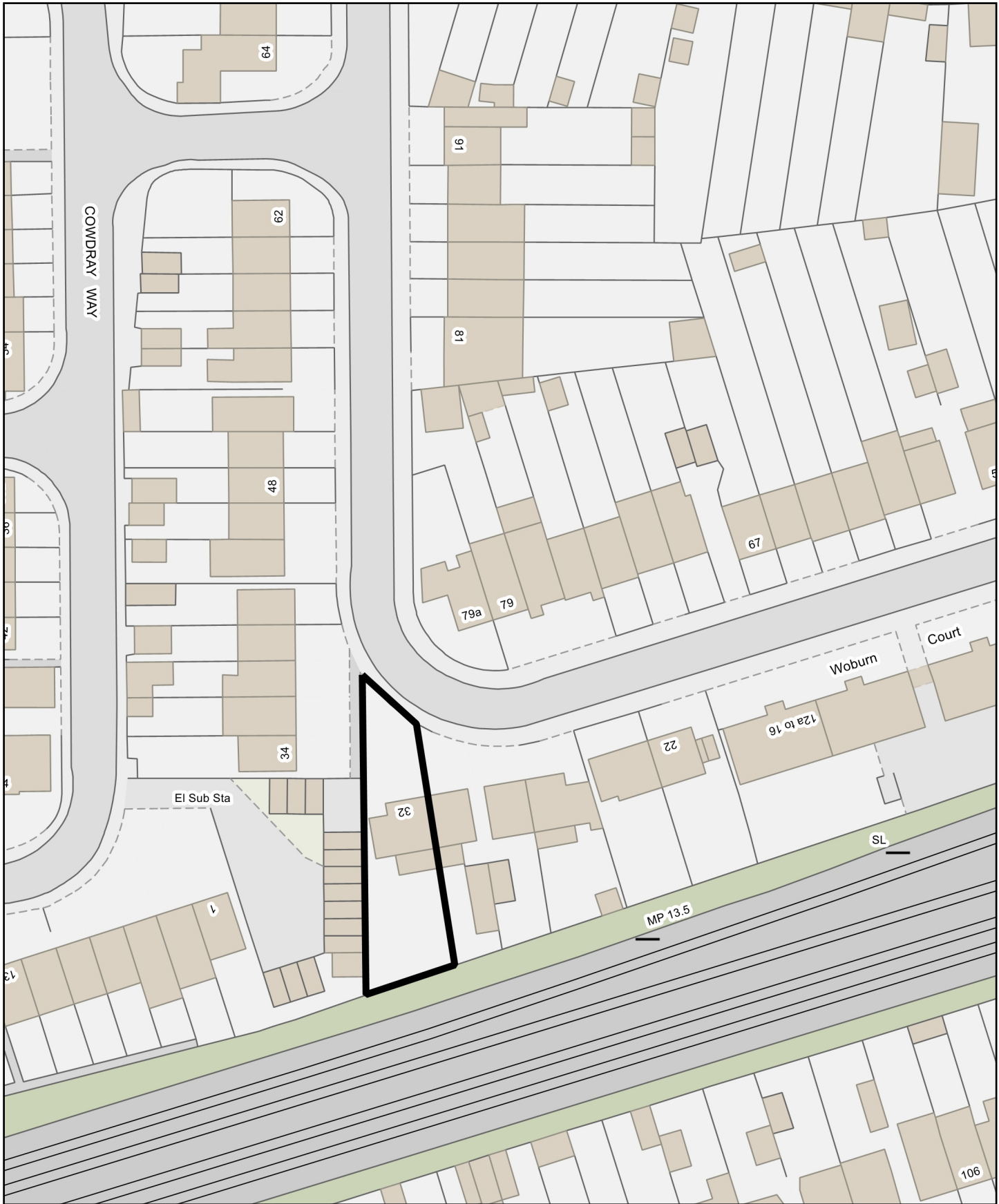
WARNING

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 **David Colwill, Team Leader Planning Enforcement, Town Hall, Main Road, Romford, RM1 3BD (01708 432647)**.

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



32 Woburn Avenue, Hornchurch RM12 4NG (OS Plan to BCN)	TQ5220685675 <div data-bbox="1449 1843 1501 1921"></div>
<div data-bbox="268 1966 603 2056"></div>	<div data-bbox="850 1966 1444 2045">Scale: 1:750 Date: 11 July 2025<div data-bbox="1225 1973 1444 2022">0 5 10 15 metres</div></div>
<div data-bbox="108 2101 391 2168"></div> <div data-bbox="491 2085 766 2175">London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</div>	© Crown copyright and database rights 2024 Ordnance Survey AC0000815231