

THE DURHAM ARMS, 101 BRENTWOOD ROAD, ROMFORD RM1 2EH

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF139/21

ENFORCEMENT NOTICE 1

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 **THE DURHAM ARMS, 101 BRENTWOOD ROAD, ROMFORD RM1 2EH**, shown edged in black on the attached plan. (The site shown edged black on the plan is also apparently newly known as Flats 1 and 2, Chatga House, 104 Albert Road, Romford RM1 2PP)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission the material change of use of Flat 2 on the first floor from a public house with ancillary accommodation (sui generis) to a small house in multiple occupation (Class C4)

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 accommodation has a gross internal floor space of approximately 73 square metres which fails to meet the standard of 120 square metres contrary to Policy 8 of the Havering Local Plan 2016-2031.
3. The use has an adverse impact on the supply of family housing with the London Borough of Havering and would set an undesirable precedent for similar development in the locality.

4. There is insufficient evidence to clearly and robustly show that Flats 1 and 2 above the public house have been lawfully separated from the sui generis use of the Durham Arms for a continuous period of at least ten years. In addition, there is insufficient justification that the loss of Flat 2 would not compromise the viability of the public house use contrary to policy 16 of the Havering Local Plan 2016-2031 and Policies HC7 and S1 of the London Plan 2021.
5. There are insufficient dining facilities for the five occupiers of the HMO. The kitchen and living/dining room have a cumulative floor area of 16.7 square metres on the first floor which fails to provide adequate communal living/dining space for the occupiers of the HMO and provides a poor quality living environment harmful to the amenity of existing occupiers contrary to Policies 7 and 8 of the Havering local Plan 2016-2031, The East London HMO guidance and the guidance contained in the National Planning Policy Framework.
6. The two-person occupancy bedrooms each have a gross internal area of 12.4 square metres which fails to meet the gross internal floor space of 13 square metres for two occupiers which results in a poor quality living environment harmful to the amenity of existing occupiers contrary to policies 7 and 8 of the Havering Local Plan 2016-2031 and the HMO East London guidance.
7. The Council does not therefore accept that any use as self-contained flats of units Flat1 and Flat 2 as separate dwellings from the public house is lawful nor that it would be lawful for Flat 2 to revert to use as a separate flat should its unlawful use as a house in multiple occupation cease. The Council reserves the right to take further enforcement should that occur.
8. The use is therefore contrary, to Policies 7, 8 and 16 of London Borough of Havering Local Plan 2016-2031, contrary to policy and guidance within the National Planning Policy Framework (2024), the advice in the East London HMO guidance and contrary to Policies HC7 and S1 of the London Plan (2021)
9. 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 planning permission has already been refused under application P0957.24.

NOTE The Council is taking separate enforcement action as to the unlawful use of Flat 1 as a self-contained flat no longer ancillary to the public house

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of Flat 2 as a small house in multiple occupation (Use Class C4) as shown coloured pink, green, blue and yellow on drawing 19/498/009 dated 27/9/2024 submitted as part of planning application P0957.24 and also attached hereto

AND

2. Remove from Flat 2 as shown on the said drawing 19/498/009 all furniture kitchen fittings and equipment and bathroom and WC fittings facilitating use as a house in multiple occupation and also all door locks associated with such use

AND

3. Provide free and unfettered access between Flat 2 and the public house on the ground floor

AND

4. Remove all other debris, rubbish or other materials accumulated as a result of taking steps 1 2 and 3 above.

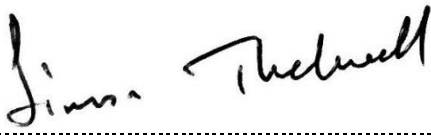
6. TIME FOR COMPLIANCE

THREE MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **31st August 2025**, unless an appeal is made against it beforehand

Dated: **31st July 2025**

Signed: 

SIMON THELWELL
Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **Chris Stathers, Principal Planning Enforcement Officer**

Telephone Number: **01708 433619** Email: chris.stathers@havering.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 31st August 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 **31st August 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 31st August 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 OFS 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 **£1156** 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. C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
2. C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
3. C4chatga Ltd, Commercial House 406-410 Eastern Avenue, Ground Floor, Ilford, IG2 6NQ
4. The Owner, 101 Brentwood Road, Romford RM1 2EH
5. The Occupiers, 101 Brentwood Road, Romford RM1 2EH
6. Mohammed Yeakub Chowdhury as Director of C4chatga Ltd, 12 Fountain Mews, Haverstock Hill, London, England, NW3 2BF
7. Mohammed Yeakub Chowdhury as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
8. Mohammed Yeakub Chowdhury as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
9. Mohammed Azizul Hoque Chowdhury as Director of C4chatga Ltd, 35 Perkins Road, Ilford, England, IG2 7NQ
10. Mohammed Azizul Hoque Chowdhury as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH

11. Mohammed Azizul Hoque Chowdhury as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
12. Mohammed Abul Hashem as Director of C4chatga Ltd, 145 The Drive, Ilford, England, IG1 3PH
13. Mohammed Abul Hashem as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
14. Mohammed Abul Hashem as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
15. Selimul Hoque as Director of C4chatga Ltd, 21 Rectory Address, Rectory Square, London E1 3NQ
16. Selimul Hoque as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
17. Selimul Hoque as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
18. Md Emdad Hossain as Director of C4chatga Ltd, 26a, Kirton Road, London, England, E13 9BT
19. Md Emdad Hossain as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
20. Md Emdad Hossain as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
21. Mohammad Anowar Hossain as Director of C4chatga Ltd, 34 Kildare Road, London, England, E16 4AD
22. Mohammad Anowar Hossain as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
23. Mohammad Anowar Hossain as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
24. Shazzadul Islam as Director of C4chatga Ltd, 8 Dellors Close, Barnet, England, EN5 2SU
25. Shazzadul Islam as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
26. Shazzadul Islam as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
27. Md Zahedul Islam Khan as Director of C4chatga Ltd, 159 Prittlewell Chase, Prittlewell Chase, Westcliff-On-Sea, England, SS0 0RR

28. Md Zahedul Islam Khan as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
29. Md Zahedul Islam Khan as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
30. Gia Bean Russell as Director of C4chatga Ltd, 50 Redbridge Lane, Ilford, IG4 5EN
31. Gia Bean Russell as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
32. Gia Bean Russell as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
33. Mohammed Ali Reza as Director of C4chatga Ltd, 290 Sherrard Road, London, E12 6UF
34. Mohammed Ali Reza as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
35. Mohammed Ali Reza as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
36. Mohammed Nazim Uddin as Director of C4chatga Ltd, Commercial House, 406-410 Eastern Avenue, Ground Floor, Ilford, IG2 6NQ
37. Mohammed Nazim Uddin as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
38. Mohammed Nazim Uddin as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
39. Nelson College London Limited as Director of C4chatga Ltd, 106 Olympics House, Clements Road, Ilford, IG1 1BA
40. Nelson College London Limited as Director of C4chatga Ltd, 101 Brentwood Road, Romford RM1 2EH
41. Nelson College London Limited as Director of C4chatga Ltd, 2A Dagmar Road, Dagenham RM10 8XP
42. The Owner, Flat 1 Chatga House, 104 Albert Road, Romford RM1 2PP
43. The Occupiers, Flat 1 Chatga House, 104 Albert Road, Romford RM1 2PP
44. Ashfaque Ahmed, Flat 1 Chatga House, 104 Albert Road, Romford RM1 2PP
45. The Owner, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP
46. The Occupiers, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP

47. The Occupiers, Room1, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP
48. The Occupiers, Room2, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP
49. The Occupiers, Room3, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP
50. The Occupiers, Room4, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP
51. T & T Labels Limited, Ayra, 101 Brentwood Road, Romford, England, RM1 2EH
52. Iftakhar Ahmed as director T & T Labels Limited, Unit 2 (Second Floor), 12-14 Valance Road, London, United Kingdom, E1 5HR
53. T & T Consultancy London Limited, Unit 2 (Second Floor), 12-14 Valance Road, London, England, E1 5HR
54. Iftakhar Ahmed as director T & T Consultancy London Limited, Unit 2 (Second Floor), 12-14 Valance Road, London, England, E1 5HR
55. Tarana Mahajabin, as director T & T Consultancy London Limited, Unit 2 (Second Floor), 12-14 Valance Road, London, England, E1 5HR
- 56 T & T Labels Limited 56 Third Avenue, Dagenham RM10 9BA
- 57, Iftakhar Ahmed, 101 Brentwood Road, Romford, England, RM1 2EH
58. The Owner, Flat 1, Chatga House, 104 Albert Road, Romford RM1 2PP
59. The Occupier, Flat 1 Chatga House, 104 Albert Road, Romford RM1 2PP
60. The Owner, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP
- 61 The Occupiers, Flat 2 Chatga House, 104 Albert Road, Romford RM1 2PP



<p>THE DURHAM ARMS, 101 BRENTWOOD ROAD, ROMFORD ENF/139/21</p>	<p>TQ5192588222</p> <p style="text-align: right;">N ↑</p>
<p>    </p>	<p>Scale: 1:500</p> <p>Date: 03 July 2025</p> <p style="text-align: right;">0 2.5 5 7.5 metres</p>
<p>  Havering <small>LONDON BOROUGH</small> </p>	<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>



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

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.