

**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**

**1 SYCAMORE GROVE, ROMFORD RM2 5GF**

**ENF/401/24**

**ISSUED BY: LONDON BOROUGH OF HAVERING**

**TO:**

- (1) Dudu Miah, 1 Sycamore Grove, Romford RM2 5GF
- (2) The Owner,, 1 Sycamore Grove, Romford RM2 5GF
- (3) The Occupier, 1 Sycamore Grove, Romford RM2 5GF
- (4) Mrs S Ali, 1 Sycamore Grove, Romford RM2 5GF
- (5) Jafred Ali, 1 Sycamore Grove, Romford RM2 5GF
- (6) Dudu Miah by email

**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**

**1 SYCAMORE GROVE, ROMFORD RM2 5GF** as shown edged in black on the attached plan.

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

The relevant planning permission to which this Notice relates P1625.24 granted planning permission on 7<sup>th</sup> February 2025 for conversion of detached garage to habitable use with windows and door and installation of front gate.

#### 4. THE BREACH OF CONDITIONS

1. Failure to comply with the requirements of condition 3 of planning permission P1625.24 granted on 7<sup>th</sup> February 2025 as follows:

- Condition 3: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).
- Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

2. Failure to comply with the requirements of condition 6 of planning permission P1625.24 granted on 7<sup>th</sup> February 2025 as follows:

- Condition 6: The use of the converted garage hereby approved shall be used as a study and hobby room ancillary to the main house and limited solely with the family occupying the main dwelling at 1 Sycamore Grove, Romford.
- **Reason:** In order that the converted garage approved remains ancillary to the main dwelling.

3. Failure to comply with the requirements of condition 7 of planning permission P1625.24 granted on 7<sup>th</sup> February 2025.as follows:

- Condition 7: The converted garage hereby permitted shall not be arranged or disposed of as a separate unit of residential accommodation from the use of the main dwelling.

**Reason:** In order that the converted garage approved remains ancillary to the main dwelling.

#### 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:

Comply with conditions 3, 6 and 7 of planning Permission P1625.24 by:

- (1) Ceasing all use of the outbuilding (as shown in the approximate position edged red on Plan 2 to the Notice) as a short term let; AND
- (2) Remove from the outbuilding all kitchen, cooking and kitchen facilities including the oven, hobs, kitchen cupboards, worktops, benchtops, electrical sockets at bench height and the sink; AND
- (3) Remove from the outbuilding the shower fittings; AND
- (4) Remove from the outbuilding the bed and all associated bedroom furniture; AND
- (5) Demolish / remove all internal walls except for that which delineates the toilet and basin, as shown on the approved plan from P1625.24 being drawing number RM/001/P03 (attached as Appendix 1).

**Time for compliance:** 6 weeks 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: **29<sup>th</sup> August 2025**



Signed:

**David Colwill**

Team Leader, Planning Enforcement

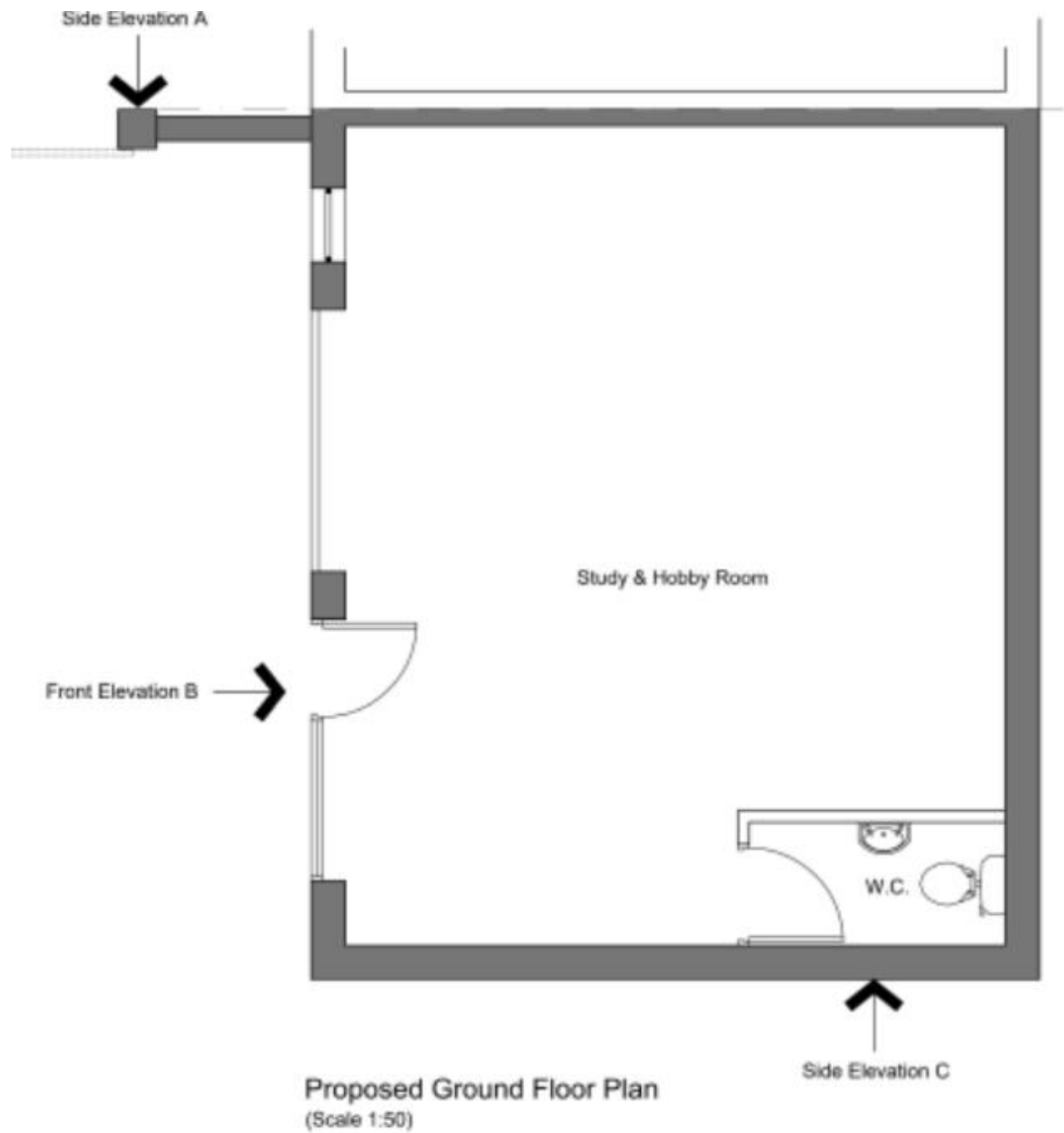
**Authorised Officer**

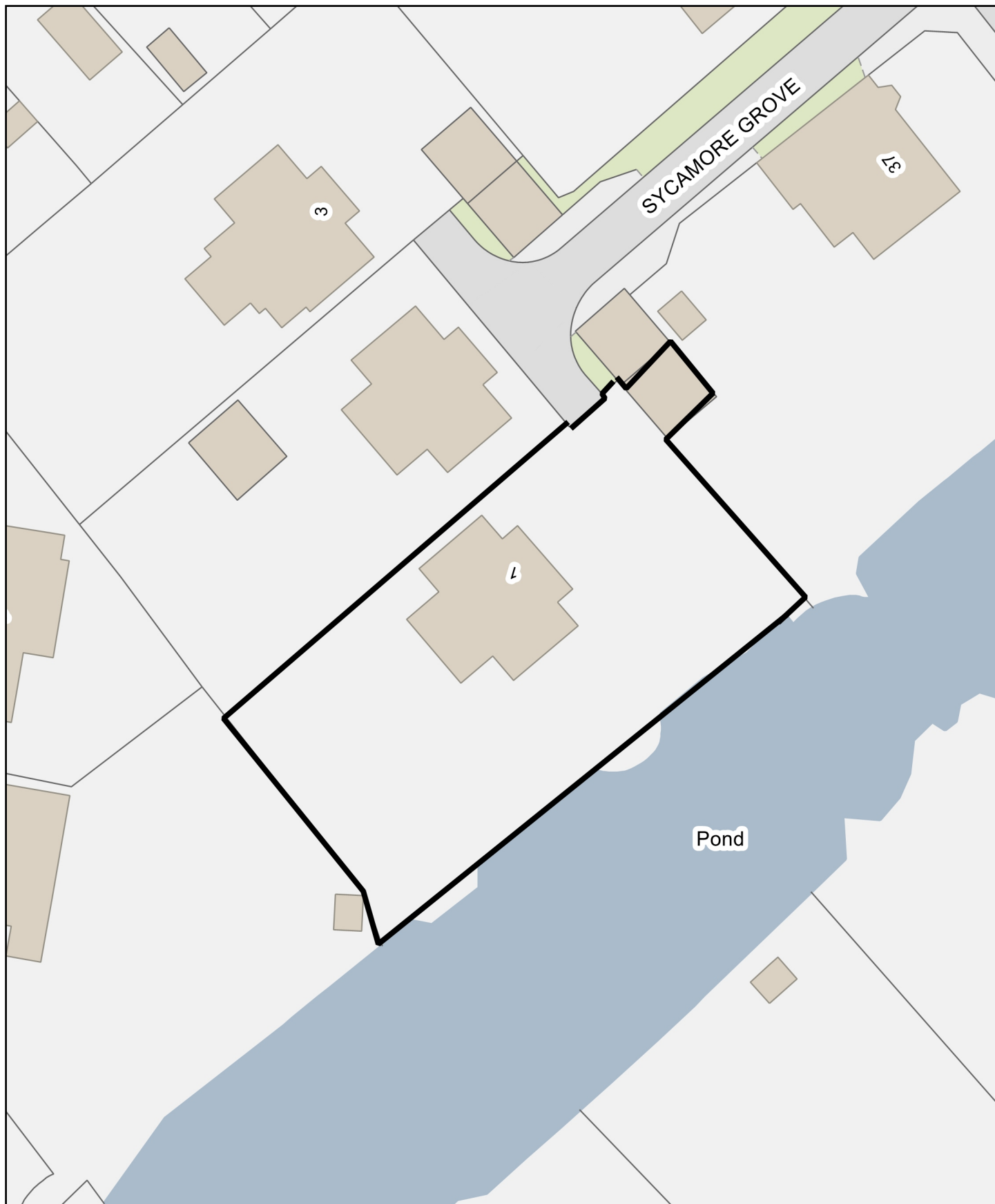
On behalf of: The Mayor and Burgesses of the London Borough of Havering,  
Town Hall, Main Road, Romford, RM1 3BD



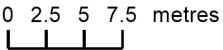

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you on what this procedure involves.

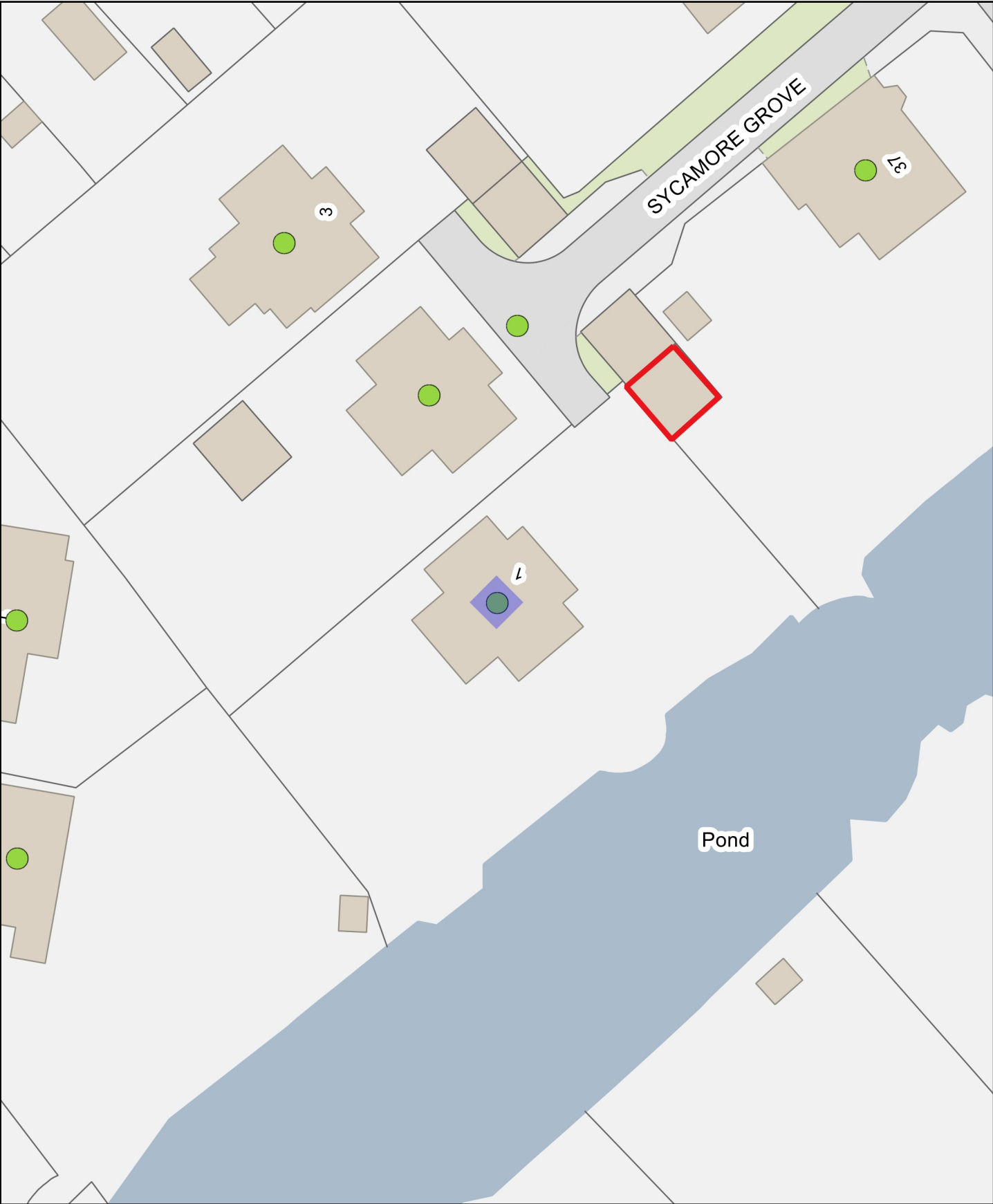
**DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE**

**APPENDIX 1: Drawing RM/001/P03 approved under P1625.24**





<b>1 SYCAMORE GROVE, ROMFORD</b> <b>ENF/401/24</b>	<b>TQ5222690219</b> 
	<b>Scale: 1:500</b> <b>Date: 28 August 2025</b> 
 <b>Havering</b> LONDON BOROUGH	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343 © Crown copyright and database rights 2024 Ordnance Survey AC0000815231



<b>1 SYCAMORE GROVE,ROMFORD PLAN 2</b>	<b>TQ5222590219</b> <div data-bbox="1449 1843 1501 1921"></div>
<div data-bbox="268 1966 603 2056"></div>	<div data-bbox="850 1966 1449 2045"><b>Scale: 1:500</b> <b>Date: 28 August 2025</b><div data-bbox="1225 1973 1449 2022">0 2.5 5 7.5 metres </div></div>
<div data-bbox="108 2101 392 2168"></div> <div data-bbox="491 2085 766 2168">London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</div>	<div data-bbox="842 2085 1372 2141">© Crown copyright and database rights 2024 Ordnance Survey AC0000815231</div>