

**RE: LAND ADJACENT TO WILLOW TREE LODGE,  
BROOKMANS PARK DRIVE, CRANHAM**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT NOTICE**

- TO:**
1. The Owner of the said land
  2. The Occupier of the said land
  3. Mr N Teelan  
Willow Tree Lodge  
Brookmans Park Drive  
Cranham RM14 1LW

**ISSUED BY:** London Borough of Havering

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 at Willow Tree Lodge, Brookmans Park Drive, shown hatched in black on the attached plan.

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

Without planning permission, the formation of hardstanding and the unauthorised change of use of the land shown hatched black to residential purposes including placement of an four (4) mobile homes shown solid black on the attached plan.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years. The hardstanding was substantially completed less than four years ago, the residential use of the land commenced less than ten years ago. The site lies within the Metropolitan Green Belt. The hardstanding and residential use of the land appears as an incongruous addition and detrimentally affects the openness of the Green Belt. It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems.

In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to Policies DC8, DC45 and DC61 of the Local

Development Framework, Policy 7.16 of the London Plan, the National Planning Policy Framework and National Planning Policy for Traveller Sites.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the unauthorised residential use of the land, shown hatched black

Time for compliance: 3 months from the effective date of this notice.

- (ii) Remove the four (4) mobile homes shown solid black on the attached plan

Time for compliance: 4 months from the effective date of this notice.

- (iii) Remove the unauthorised hardstanding shown hatched black on the attached plan

Time for compliance: 6 months from the effective date of this notice.

- (iv) Following compliance with step (iii) above, restore the land to its condition immediately prior to the laying of the unauthorised hardstanding.

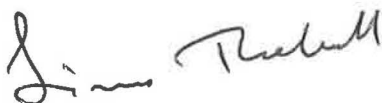
Time for compliance: 6 months from the effective date of this notice.

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 6<sup>th</sup> April 2017, unless an appeal is made against it beforehand

Dated: 2<sup>nd</sup> March 2017

Signed:



Authorised Officer

on behalf of London Borough of Havering  
Town Hall  
Main Road  
Romford RM1 3BD

## **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by the 6<sup>th</sup> April 2017. Further details are given in the attached explanatory note.

## **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 6<sup>th</sup> April 2017 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) is enclosed with this Notice.

### **YOUR RIGHT OF APPEAL**

You can appeal against this Notice, but 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 Secretary of State before 6<sup>th</sup> April 2017.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

### **GROUND 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £385 is payable both to the Secretary of State and to the Council, making the total fees payable £770. If the fees are not paid then that ground of appeal will not be valid.

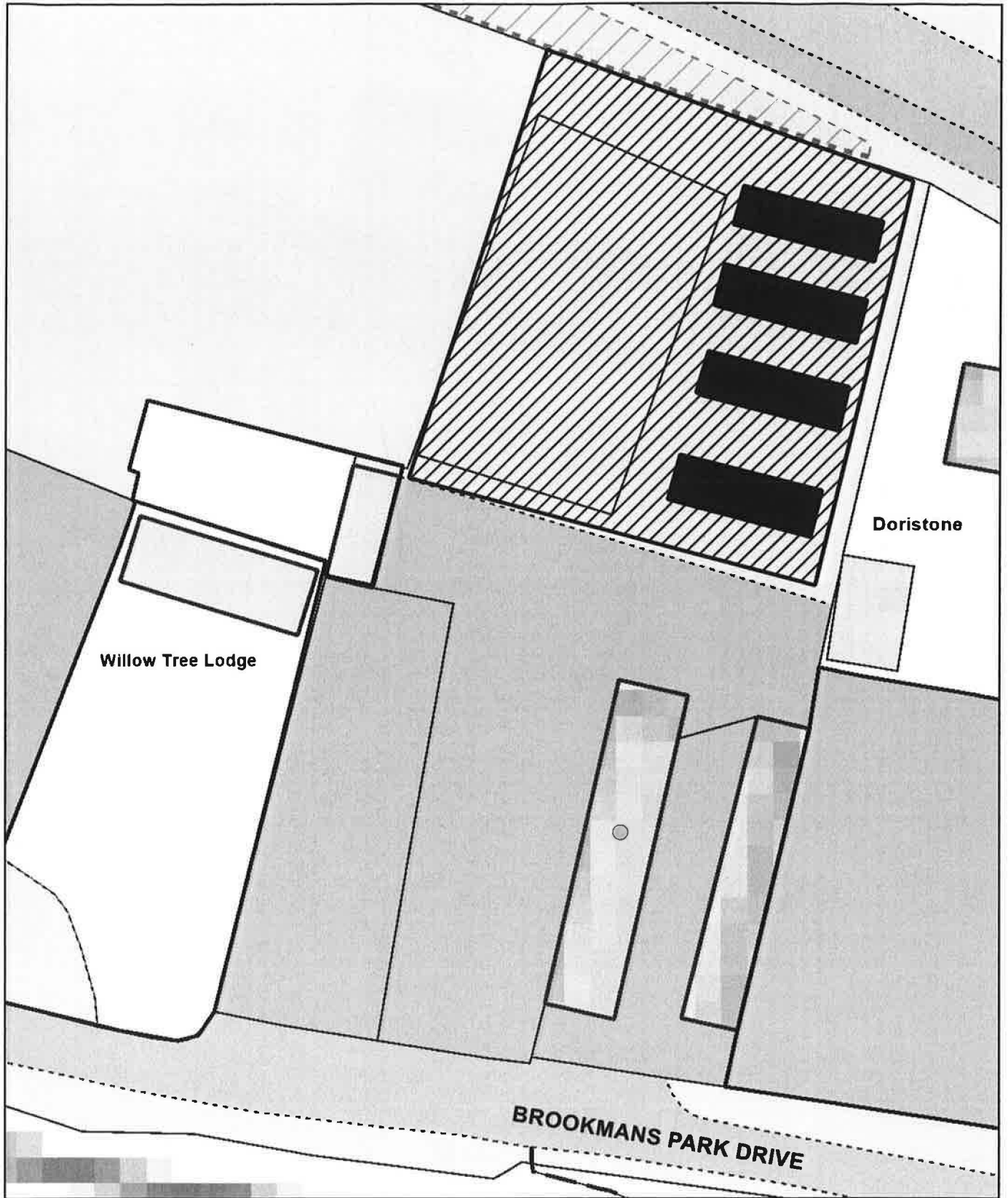
## **STATEMENT ON GROUNDS OF APPEAL**

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice 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. The Owner of the said land
2. The Occupier of the said land
3. Mr N Teelan  
Willow Tree Lodge  
Brookmans Park Drive  
Cranham RM14 1LW



<p><b>Willow Tree Lodge. Brookmans Park Drive. Cranham</b></p>	<p style="text-align: right;">N ↑</p>
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<p>    </p>	<p> <b>Scale: 1:500</b>      0 5 10 15 metres  <b>Date: 17 January 2017</b> </p>
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<p>  </p>	<p>             London Borough of Havering              Town Hall, Main Road              Romford, RM1 3BD              Tel: 01708 434343         </p>	<p>             © Crown copyright and database rights 2017              Ordnance Survey 100024327         </p>
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**RE: LAND ADJACENT TO WILLOW TREE LODGE,  
BROOKMANS PARK DRIVE, CRANHAM**

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

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  2. The Occupier of the said land
  3. Mr N Teelan  
Willow Tree Lodge  
Brookmans Park Drive  
Cranham RM14 1LW

**ISSUED BY:** London Borough of Havering

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2. **THE LAND AFFECTED**

The land at Willow Tree Lodge, Brookmans Park Drive, shown hatched in black on the attached plan.

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

Without planning permission the unauthorised change of use of the land shown hatched black for residential purposes including the placement of two (2) mobile homes shown solid black on the attached plan.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years. The change of use of the land and placement of the mobile homes in question was substantially completed less than ten years ago. The site lies within the Metropolitan Green Belt. The residential use of the land appears as an incongruous addition and detrimentally affects the openness of the Green Belt. It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems.

In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to the following Policies DC8, DC45 and DC61 of the Local Development Framework: policies DC45 and DC61, Policy 7.16 of the London

Plan, the National Planning Policy Framework and National Planning Policy for Traveller Sites.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the unauthorised residential use of the land, shown hatched black

Time for compliance: 3 months from the effective date of this notice.

- (ii) Remove the two (2) mobile homes shown solid black on the attached plan

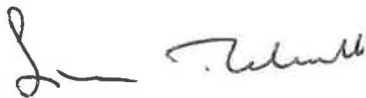
Time for compliance: 4 months from the effective date of this notice.

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 6<sup>th</sup> April 2017, unless an appeal is made against it beforehand

Dated: 2<sup>nd</sup> March 2017

Signed:



Authorised Officer

on behalf of London Borough of Havering  
Town Hall  
Main Road  
Romford RM1 3BD



## **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by the 6<sup>th</sup> April 2017. Further details are given in the attached explanatory note.

## **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 6<sup>th</sup> April 2017 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) is enclosed with this Notice.

### **YOUR RIGHT OF APPEAL**

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If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

### **GROUND 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £385 is payable both to the Secretary of State and to the Council, making the total fees payable £770. If the fees are not paid then that ground of appeal will not be valid.

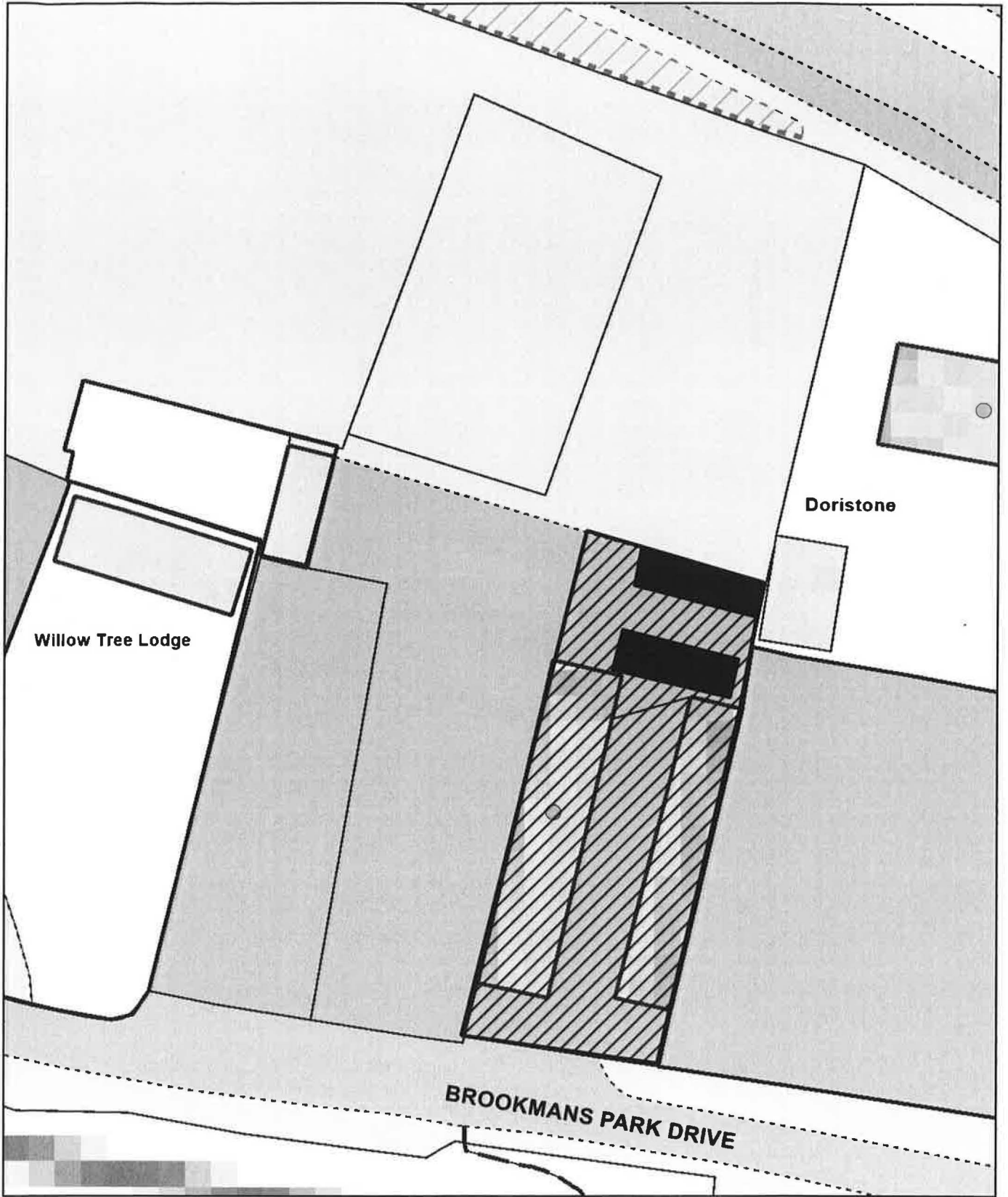
## **STATEMENT ON GROUNDS OF APPEAL**

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice 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. The Owner of the said land
2. The Occupier of the said land
3. Mr N Teelan  
Willow Tree Lodge  
Brookmans Park Drive  
Cranham RM14 1LW



Willow Tree Lodge, Brookmans Park Drive	
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  	<b>Scale: 1:500</b> <b>Date: 19 January 2017</b> 
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	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2017 Ordnance Survey 100024327
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**RE: LAND ADJACENT TO WILLOW TREE LODGE,  
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**ISSUED BY:** London Borough of Havering

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 at Willow Tree Lodge, Brookmans Park Drive, shown hatched in black on the attached plan.

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

Without planning permission the unauthorised change of use of the land shown hatched black for residential purposes and the placement of an additional mobile home shown solid black on the attached plan.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years. The change of use of the land and placement of the mobile home in question was substantially completed less than ten years ago. The site lies within the Metropolitan Green Belt. The hardstanding and intensified use of the land appears as an incongruous addition and detrimentally affects the openness of the Green Belt. It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems.

In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to the following Policies DC8, DC45 and DC61 of the Local Development Framework: policies DC45 and DC61, Policy 7.16 of the London

Plan, the National Planning Policy Framework and National Planning Policy for Traveller Sites

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the unauthorised residential use of the land, shown hatched black

Time for compliance: 3 months from the effective date of the notice.

- (ii) Remove the mobile home shown solid black on the attached plan

Time for compliance: 4 months from the effective date of this notice.

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 6<sup>th</sup> April 2017, unless an appeal is made against it beforehand

Dated: 2<sup>nd</sup> March 2017

Signed:



Authorised Officer

on behalf of London Borough of Havering  
Town Hall  
Main Road  
Romford RM1 3BD

## **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by the 6<sup>th</sup> April 2017. Further details are given in the attached explanatory note.

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**FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.**

## **EXPLANATORY NOTES**

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### **GROUND 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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £385 is payable both to the Secretary of State and to the Council, making the total fees payable £770. If the fees are not paid then that ground of appeal will not be valid.



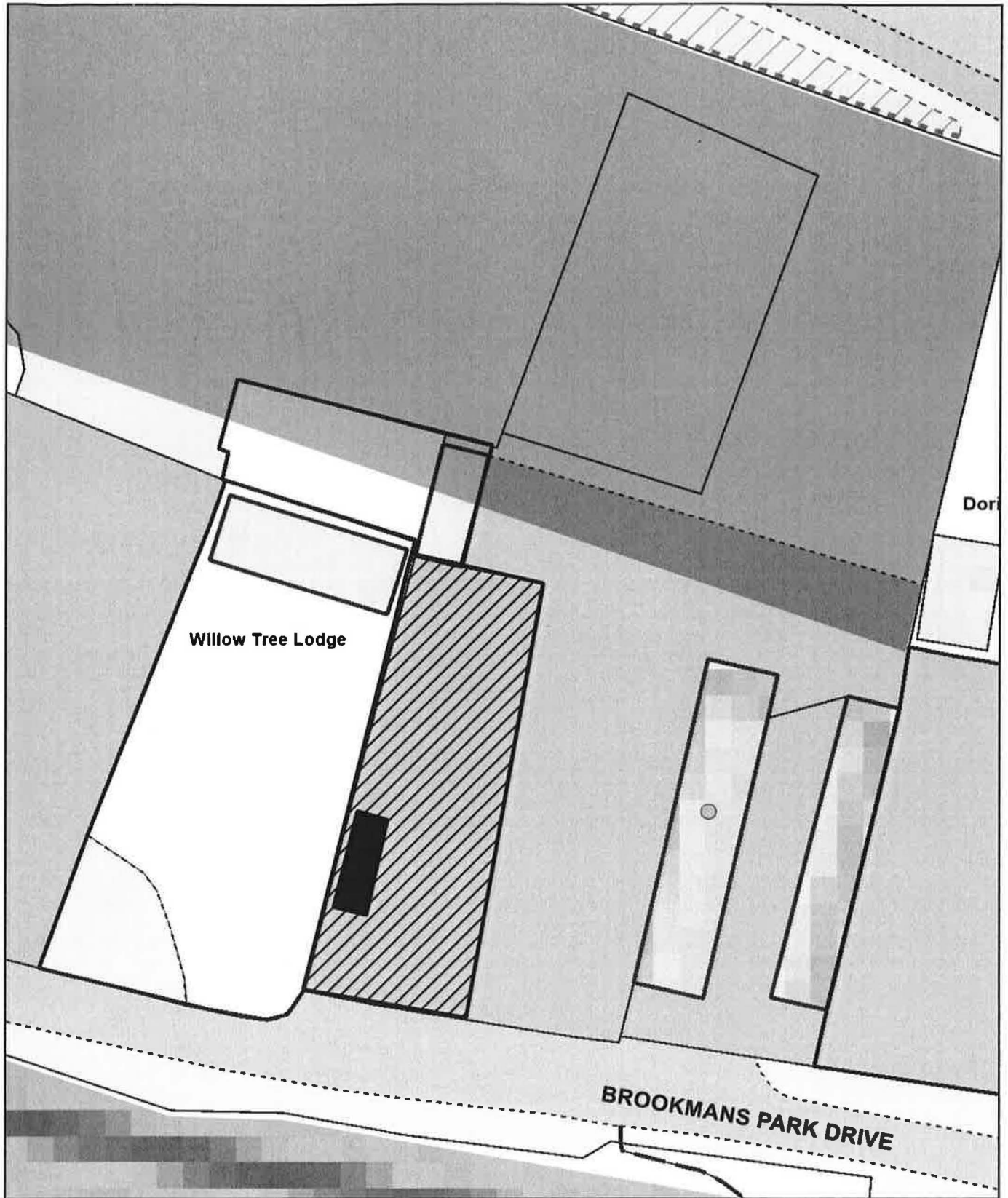
## **STATEMENT ON GROUNDS OF APPEAL**





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## **RECIPIENTS OF THE ENFORCEMENT NOTICE**

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner of the said land
2. The Occupier of the said land
3. Mr N Teelan  
Willow Tree Lodge  
Brookmans Park Drive  
Cranham RM14 1LW



<p><b>Willow Tree Lodge, Brookmans Park Drive</b></p>	<p style="text-align: right;">N ↑</p>
<p>    </p>	<p> <b>Scale: 1:500</b>      0 2.5 5 7.5 metres  <b>Date: 20 January 2017</b> </p>
<p>  </p>	<p>             London Borough of Havering              Town Hall, Main Road              Romford, RM1 3BD              Tel: 01708 434343         </p> <p>             © Crown copyright and database rights 2017              Ordnance Survey 100024327         </p>

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2. **THE LAND AFFECTED**

The land at Willow Tree Lodge, Brookmans Park Drive, shown hatched in black on the attached plan.

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

Without planning permission the unauthorised change of use of the land shown hatched black to residential purposes and the placement of mobile homes shown solid black on the attached plan. Also without planning permission the formation of hardstanding by the importation of tarmac chippings shown hatched black on the attached plan.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breaches of planning control have occurred within the last ten years. The hardstanding and placement of the mobile homes in question was substantially completed less than four years ago. The site lies within the Metropolitan Green Belt. The hardstanding and residential use of the land appears as an incongruous addition and detrimentally affects the openness of the Green Belt. It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems.

In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to the following Policies DC8, DC45 and DC61 of the Local Development Framework: policies DC45 and DC61, Policy 7.16 of the London Plan, the National Planning Policy Framework and National Planning Policy for Traveller Sites

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the unauthorised residential use of the land, shown hatched black

Time for compliance: 3 months from the effective date of this notice

- (ii) Remove the two (2) mobile homes shown solid black on the attached plan

Time for compliance: 4 months from the effective date of this notice.

- (iii) Remove all hardstanding brought onto the land, shown hatched black,.

Time for compliance: 6 months from the effective date of this notice.

- (iv) Following compliance with step (iii) above, restore the land to its condition immediately prior to the laying of the unauthorised hardstanding.

Time for compliance: 6 months from the effective date of this notice.

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 6<sup>th</sup> April 2017, unless an appeal is made against it beforehand

Dated: 2<sup>nd</sup> March 2017

Signed:



Authorised Officer

on behalf of London Borough of Havering  
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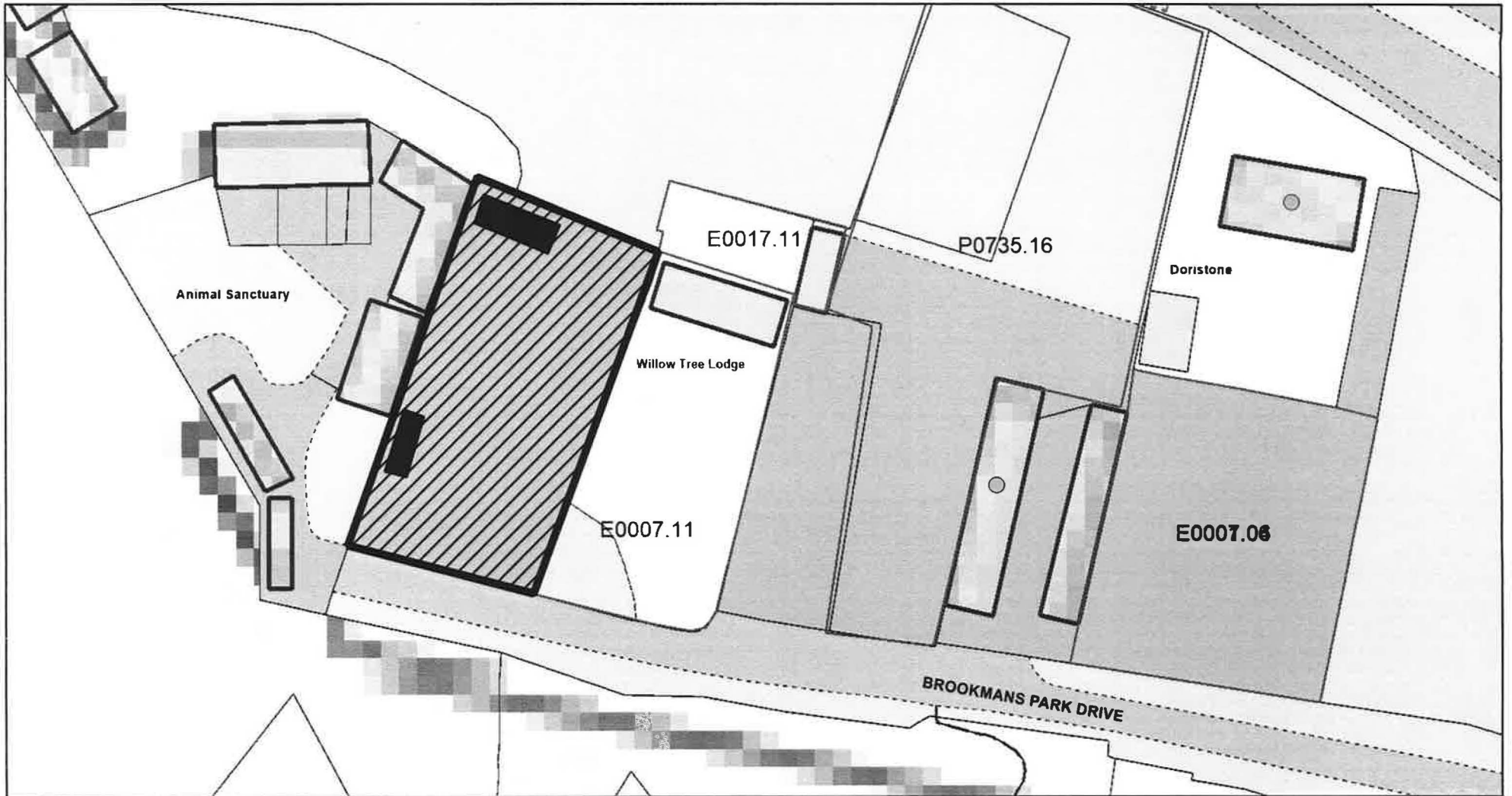
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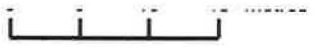
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2. The Occupier of the said land
3. Mr N Teelan  
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Brookmans Park Drive  
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Land adjacent to Willow Tree Lodge, Brookmans Park Drive. Cranham. N  
↑

	<p>Scale: 1:750 Date: 16 February 2017 Size: A4</p> 
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