

236 BALGORES LANE, ROMFORD RM2 6BS

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/2/25

ENFORCEMENT NOTICE

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 **236 BALGORES LANE, ROMFORD RM2 6BS**, shown edged in black on the attached plan.

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

1. Without planning permission, the material change of use to a mixed use as café / hot food takeaway and deliveries; and
2. Without planning permission, the installation of an extractor flue to the rear of the building.

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 use of the café / takeaway by virtue of its proximity to residential units has an unacceptable impact on the residential amenity due to increased levels of noise, vibration and odours is contrary to Havering Local Plan Policies 13 and 34 and London Plan (2021) Policy D14 and contrary to policy guidance within the National Planning Policy Framework (NPPF) 2024.

3. The change of use, being within 400 metres walking distance from a primary school, is considered not to provide opportunities for healthy lifestyles, especially for school-age children and not contribute to the creation of healthier communities contrary to Policy E9 of the London Plan and Policy 12 of the Havering Local Plan 2016 - 2031.
4. The change of use through a combination of the use and hours of operation, high levels of activities including customers and delivery drivers at unneighbourly hours contrary to the objectives of Havering Local Plan 2016-2031 Policies 13 and 34 and contrary to policy guidance within the National Planning Policy Framework (NPPF) 2024 through being detrimental to the amenities of surrounding occupiers.
5. The change of use, by reason of noise and disturbance caused by customers and delivery bikes entering and leaving the premises, vehicles parking and manoeuvring, particularly during the evening hours of operation, is detrimental to the amenities of the occupiers of nearby residential properties, contrary to Havering Local Plan Policies 7 and 34, and London Plan (2021) Policy D14 and contrary to policy guidance within the National Planning Policy Framework (NPPF) 2024.
6. The use of the premises for deliveries, by reason of its location and proximity to a roundabout and a pedestrian crossing including zig-zag road markings, results in inadequate delivery/servicing, access and egress arrangements, bikes using and/or blocking the existing footway and traffic and congestion, all of which are harmful to highway and pedestrian safety contrary to Policies 23 and 24 of the Havering Local Plan and Policy T4 of the London Plan and contrary to policy guidance within the National Planning Policy Framework (NPPF) 2024.
7. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the hot food takeaway and delivery element of the mixed use of the premises as a mixed café / hot food takeaway;

AND

- (ii) Remove the extractor flue from the rear elevation;

AND

- (iii) Remove all debris, rubbish or other materials accumulated as a result of taking steps (i) to (ii) above.

6. TIME FOR COMPLIANCE

TWO MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **28th November 2025**, unless an appeal is made against it beforehand

Dated: **29th October 2025**

Signed: 

David Colwill
Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road,
Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **Patricia Adesina**

Telephone Number: **01708 433959** Email: patricia.adesina@haverling.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 28th November 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 **28th November 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 28th November 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 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 **£1,176** 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.

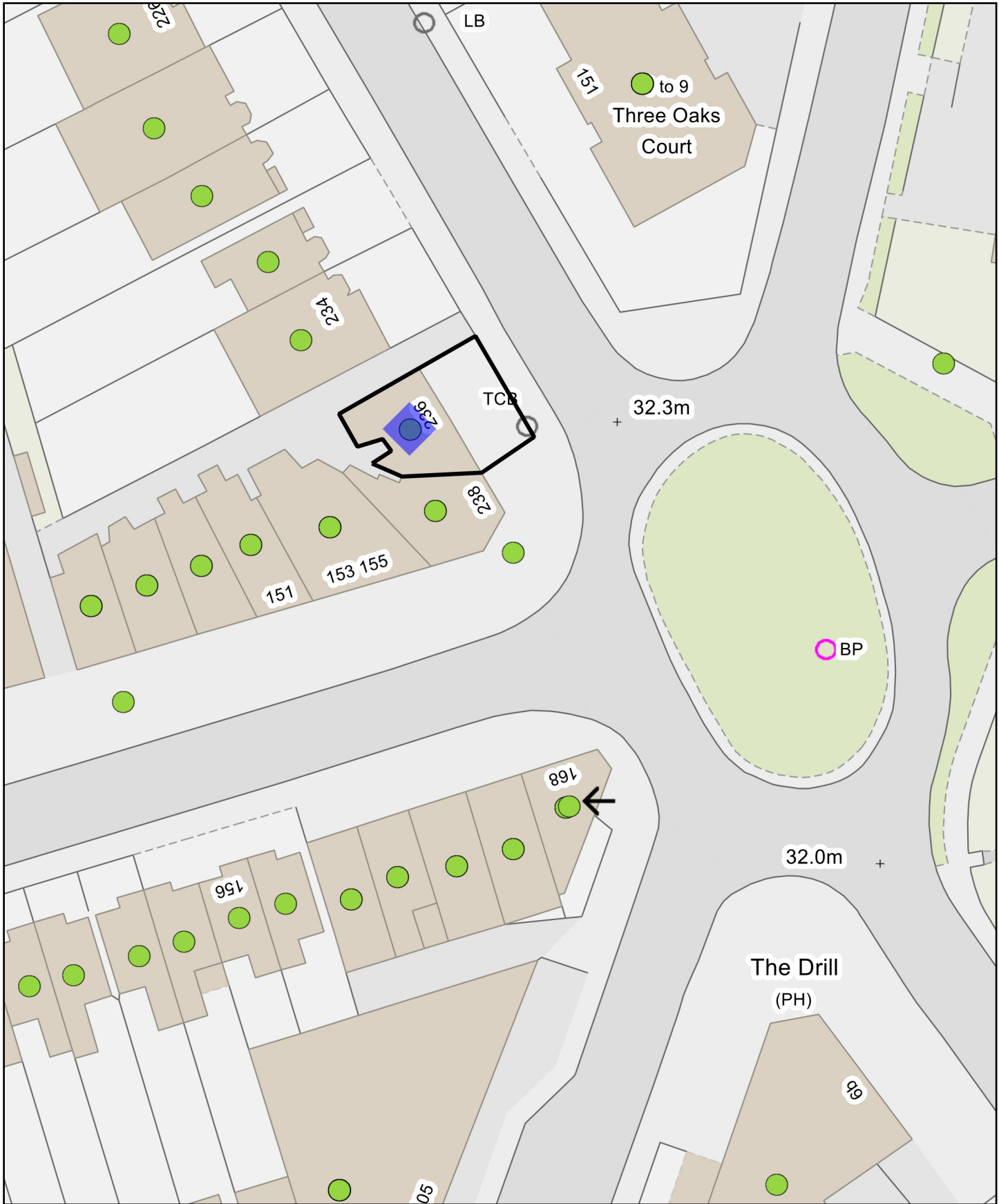
STATEMENT ON GROUNDS OF APPEAL

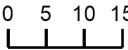
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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. Director / Secretary, Raees International Limited, 413 Lea Bridge Road, London E10 7EA
2. Director / Secretary, JAR FRIENDS LTD, 108 Curzon Crescent, Barking IG11 0LA
3. Mr Afzol Siddique (Director), JAR FRIENDS LTD, 236 Balgores Lane, Romford RM2 6BS
4. The Owner(s), 236 BALGORES LANE, ROMFORD RM2 6BS
5. The Occupier(s), 236 BALGORES LANE, ROMFORD RM2 6BS
6. The Manager / Business Operator, Route 1 Burgers and Donor Kebab, 236 Balgores Lane, Romford RM2 6BS
7. The Manager / Business Operator, Time Sushi, 236 Balgores Lane, Romford RM2 6BS
8. Mr Afzol SIDDIQUE, 236 Balgores Lane, Romford, RM2 6BS
9. Md Abdur RAHMAN (Director), JAR FRIENDS LTD, 91a, Whitechapel High Street, London, E1 7RA
10. Mrs Nazma TAJ (Director), Raees International Limited, 127 Hoe Street, London, E17 4RX
11. Al Rayan Bank PLC, 4 Stratford Place, London W1C 1AT



236 BALGORES LANE, ROMFORD RM2 6BS	TQ5306388902	
	Scale: 1:500 Date: 29 October 2025	
 Havering 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

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.