

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Levelling-up and Regeneration Act 2023)

ENFORCEMENT WARNING NOTICE

**THREE HORSESHOES FARM, NOAK HILL ROAD, ROMFORD RM3 7LD
ENF/608/21**

SERVED BY: the London Borough of Havering herein after referred to as “the Council”.

To: James Benjamin Mason

Three Horseshoes Farm
Noak Hill Road
Romford
RM3 7LD

James Benjamin Mason
2b Catford Hill
Catford
London
SE6 4PX

The Owner
Three Horseshoes Farm
Noak Hill Road
Romford
RM3 7LD

The Occupier(s)
Three Horseshoes Farm
Noak Hill Road
Romford
RM3 7LD

1. **THIS NOTICE** is issued by the Council, in exercise of the power conferred by section 172ZA of the above Act. The Council consider that there has been a breach of planning control on the land described in paragraph 2 below.

The Council consider it expedient to issue this notice, as having regard to the provisions of the Development Plan and to other material considerations, there is a reasonable prospect that, if an application for planning permission in respect of the development stated in paragraph 3 below were made, planning permission would be granted.

Important additional information is given in the Annex to this notice.

2. THE LAND TO WHICH THIS NOTICE RELATES

Land at Three Horseshoes Farm, Noak Hill Road, Romford RM3 7LD shown edged red on the attached plan.

3. ACTIVITY TO WHICH THIS NOTICE RELATES

The following matters appear to the Council to constitute a breach of planning control:

Without planning permission the change of use of the two agricultural barns on the land edged red into use as stabling for equine purposes within Use Class F2(c) of the Town and Country Planning (Use Classes) Order 1987 as amended.

4. WHAT YOU ARE REQUIRED TO DO

You are required to regularise the breach of planning control by:

- i. Submitting a planning application for the development stated in paragraph 3 above;

Failure to comply with this notice within the specified period stated in paragraph 5 below may result in further enforcement action being taken.

5. TIME FOR COMPLIANCE

28 days after the date of this notice.

Dated: 23rd December 2025



Signed: Simon Thelwell-Head of Strategic Development

On behalf of: London Borough of Havering

Town Hall
Main Road
Romford
RM1 3BB

Nominated Officer: Chris Stathers

Telephone Number: 01708-433619

chris.stathers@gmail.com

ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Chris Stathers, Town Hall, Main Road, Romford RM1 3BB on 01708 433619

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.



**BARNS AT THREE HORSEHOES FARM, NOAK HILL
ROAD, ROMFORD
ENF/608/21**

TQ5317392951



Scale: 1:1000

Date: 24 September 2025

0 5 10 15 metres



Havering
LONDON BOROUGH

London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 434343

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