

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

325 HILLDENE AVENUE ROMFORD RM3 8DJ

ENF/15/21

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. Company Secretary / Director, YHSH PROJECTS LTD, 4 Schonfeld Square, London, N16 0QQ
2. LENDCO LIMITED, 33 Gracechurch Street, London EC3V 0BT
3. Director - Isaac Hoffman, YHSH PROJECTS LTD, 4 Schonfeld Square, London, N16 0QQ
4. Director - Samuel Hoffman, YHSH PROJECTS LTD, 4 Schonfeld Square, London, N16 0QQ
5. Director - Isaac Hoffman, YHSH PROJECTS LTD, 41 Schonfeld Square, London, N16 0QQ
6. Director - Samuel Hoffman, YHSH PROJECTS LTD, 41 Schonfeld Square, London, N16 0QQ
7. The Owner(s), 325 Hilldene Avenue, Romford, RM3 8DJ
8. The Occupiers(s), 325 Hilldene Avenue, Romford, RM3 8DJ

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

325 Hilldene Avenue, Romford, RM3 8DJ as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0416.23 for "Internal alteration to change from 5 bedroom HMO to 6 bedroom HMO ", which was granted planning permission on 13th July 2023.

4. THE BREACH OF CONDITIONS

Failure to comply and implement Condition 3 (Refuse and recycling) of planning permission P0416.23 granted on 13th July 2023 which details were agreed on 13th July 2023 but have not been satisfactorily implemented.

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:

(1) Implement Condition 3 of P0416.23:

Install, the refuse and cycle storage facilities as shown on drawing PR-001 Rev G of P0416.23 as attached as Appendix 1 to this Notice make available for use by residents and retain permanently thereafter.

Time for compliance: 35 days 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: **9th January 2026**

Signed:



George Atta-Adutwum

Deputy 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

WARNING

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is an **unlimited fine** for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with **George**

Atta-Adutwum, Deputy Team Leader, Planning Enforcement, Town Hall, Main Road, Romford, RM1 3BD (01708 432157).

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.

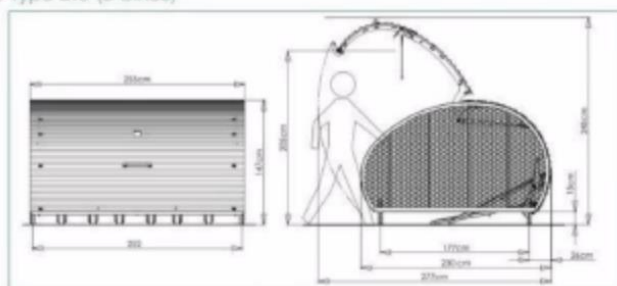
DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE

APPENDIX 1: Refuse and Cycle store facilities to be provided as per Drawing PR001

CYCLE STORES (REAR GARDEN)

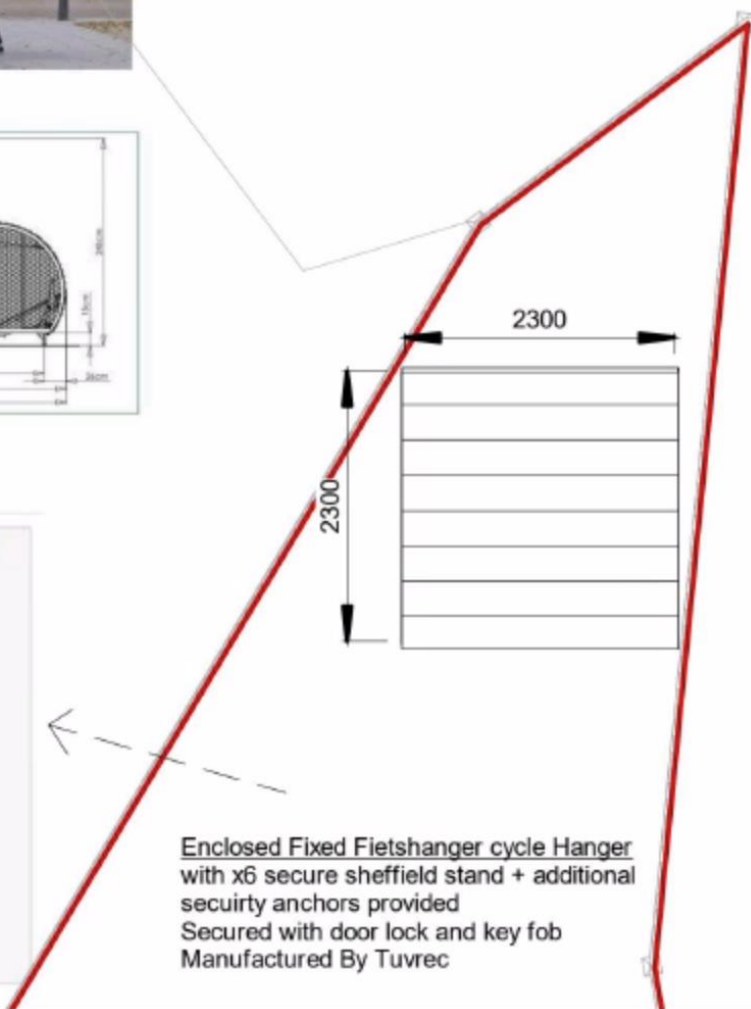


Type 2.5 (6 bikes)

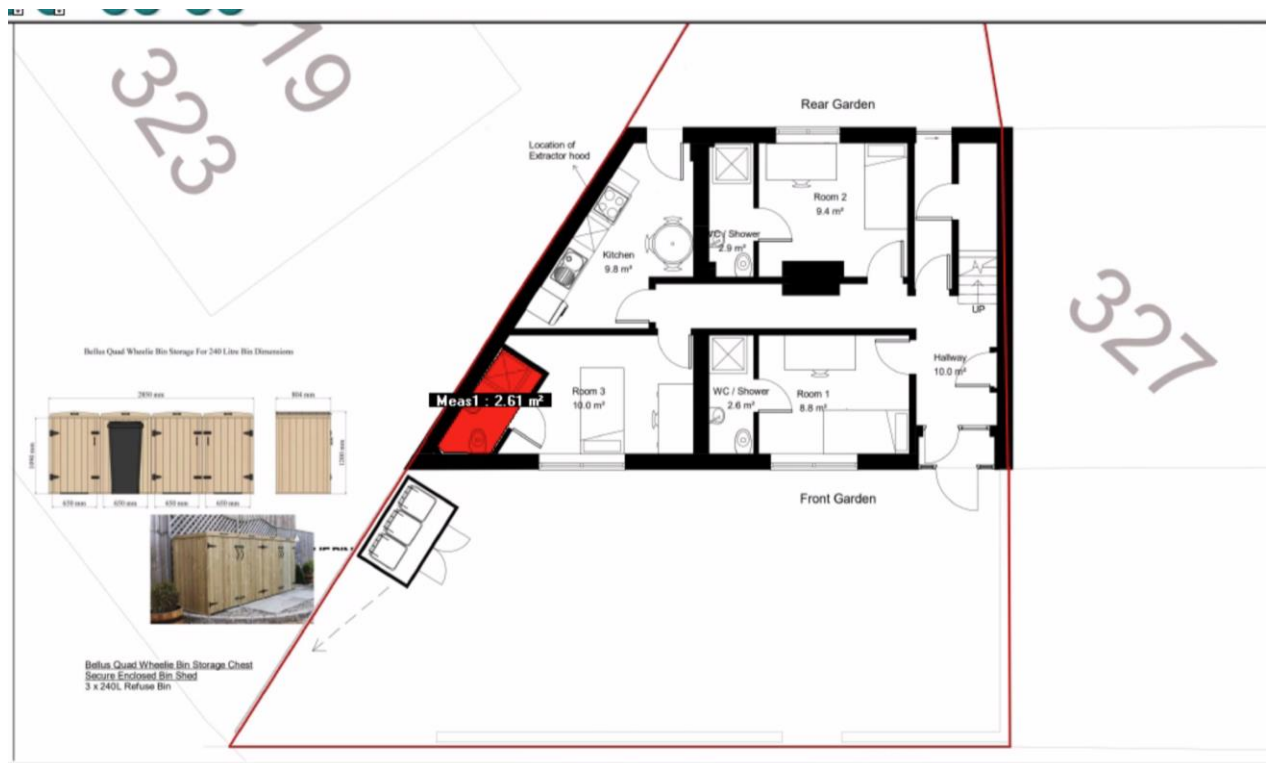


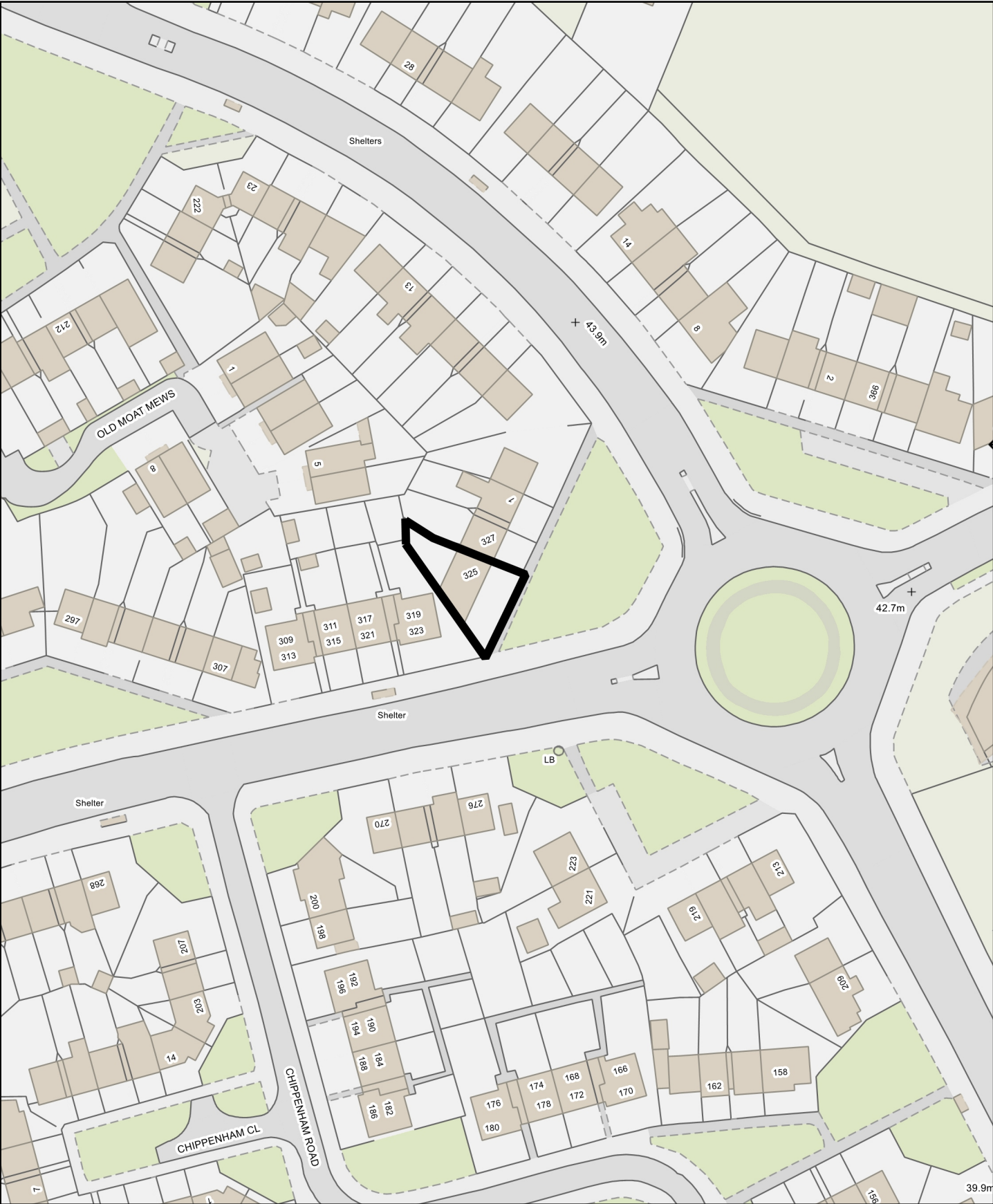
Product details

Product name	Fietshanger Cycle Hangar
Product code	VEC220
Fixing	Roof fixed or surface mounted
Capacity	4 or 6 bikes per hangar
Access	Secure
Dimensions	
Type 2.5	2,55 x 2,30 x 1,50 m
Type 1.8	1.83 x 2.30 x 1.50 m



REFUSE AND RECYCLING STORES (FRONT GARDEN). Text reads: Bellus quad wheelie bin storage chest. Secure enclosed bin shed. 3 x 240 litre refuse bin.





325 HILLDENE AVENUE ROMFORD RM3 8DJ	TQ5396592290 <div data-bbox="1449 1843 1501 1921"></div>
<div data-bbox="268 1966 603 2056"></div>	<div data-bbox="850 1966 1444 2038">Scale: 1:1000 Date: 05 January 2026<div data-bbox="1225 1973 1444 2022"></div></div>
<div data-bbox="108 2101 391 2168"></div> <div data-bbox="491 2085 766 2172"><p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p></div>	<p>© Crown copyright and database rights 2024 Ordnance Survey AC0000815231</p>