

**84 – 90 Ardleigh Green Road, Hornchurch, RM11 2LG**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/243/24**

**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 84 – 90 Ardleigh Green Road, Hornchurch, RM11 2LG, shown edged in black on the attached plan.

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

1. Without planning permission, the material change of use of the land to a mixed use for the cleaning and valeting of motor vehicles (car wash) and for car repairs, servicing and testing of vehicles (*Sui Generis*); and
2. Without planning permission, operational development in the form of the erection of a building, the erection of a canopy and the construction of hard surfacing on the land.

**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 land to a mixed use for the cleaning and valeting of motor vehicles (car wash) and for car repairs, servicing and testing of vehicles by virtue of its proximity to residential units and vehicle movements has an unacceptable impact on the residential amenity due to increased levels of noise, working unreasonable hours, is contrary to Havering Local Plan Policies 34 and London Plan (2021) Policy D14 and contrary to policy guidance within the National Planning Policy Framework (NPPF) 2024.

3. The provision of hardstanding and use of the land to mixed use for the cleaning and valeting of motor vehicles (car wash) and car repairs, servicing and testing of vehicles results in the loss of residential amenity space, therefore contrary to Policy 27, by reason of noise and disturbance caused by customers entering and leaving the premises, vehicles parking and manoeuvring, is detrimental to the amenities of the occupiers of nearby residential properties, contrary to Havering Local Plan Policy 34, and London Plan (2021) Policy D14 and contrary to policy guidance within the National Planning Policy Framework (NPPF) 2024.
4. The use of the premises as a mixed use for the cleaning and valeting of motor vehicles (car wash) and car repairs, servicing and testing of vehicles results in inadequate access and egress arrangements and the lack of vehicle visibility is harmful to highway safety, contrary to Policy 23 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.
5. 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 use of any part of the land for the cleaning, valeting or washing of motor vehicles (car wash);

**AND**

- (ii) Cease the use of the land for car repairs, servicing and testing vehicles;

**AND**

- (iii) Remove any equipment associated with the washing of motor vehicles (car wash) including pressure washers, canopies and water tanks;

**AND**

- (iv) Demolish the canopy on the northwest part of the land in the location indicated by 'A';

**AND**

- (v) Demolish the building on the northeast part of the land in the location indicated by 'B';

**AND**

(vi) Remove all hard surfacing to the rear of the land as indicated on the attached plan by 'C';

**AND**

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

**6. TIME FOR COMPLIANCE**

**For Steps (i), (ii), (iii) and (iv) ONE WEEK** after the date when this Notice takes effect; and

**For Steps (v), (vi) and (vii) ONE MONTH** after the date when this Notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **16<sup>th</sup> February 2026**, unless an appeal is made against it beforehand

Dated: **15<sup>th</sup> January 2026**

Signed:   
David Colwill

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: Rachel McCrae  
Telephone Number: **01708 434293** Email: [Rachel.mccrae@havering.gov.uk](mailto:Rachel.mccrae@havering.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 16<sup>th</sup> February 2026**. 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 **16<sup>th</sup> February 2026** 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 16<sup>th</sup> February 2026**.

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.

#### **GROUNDS 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**

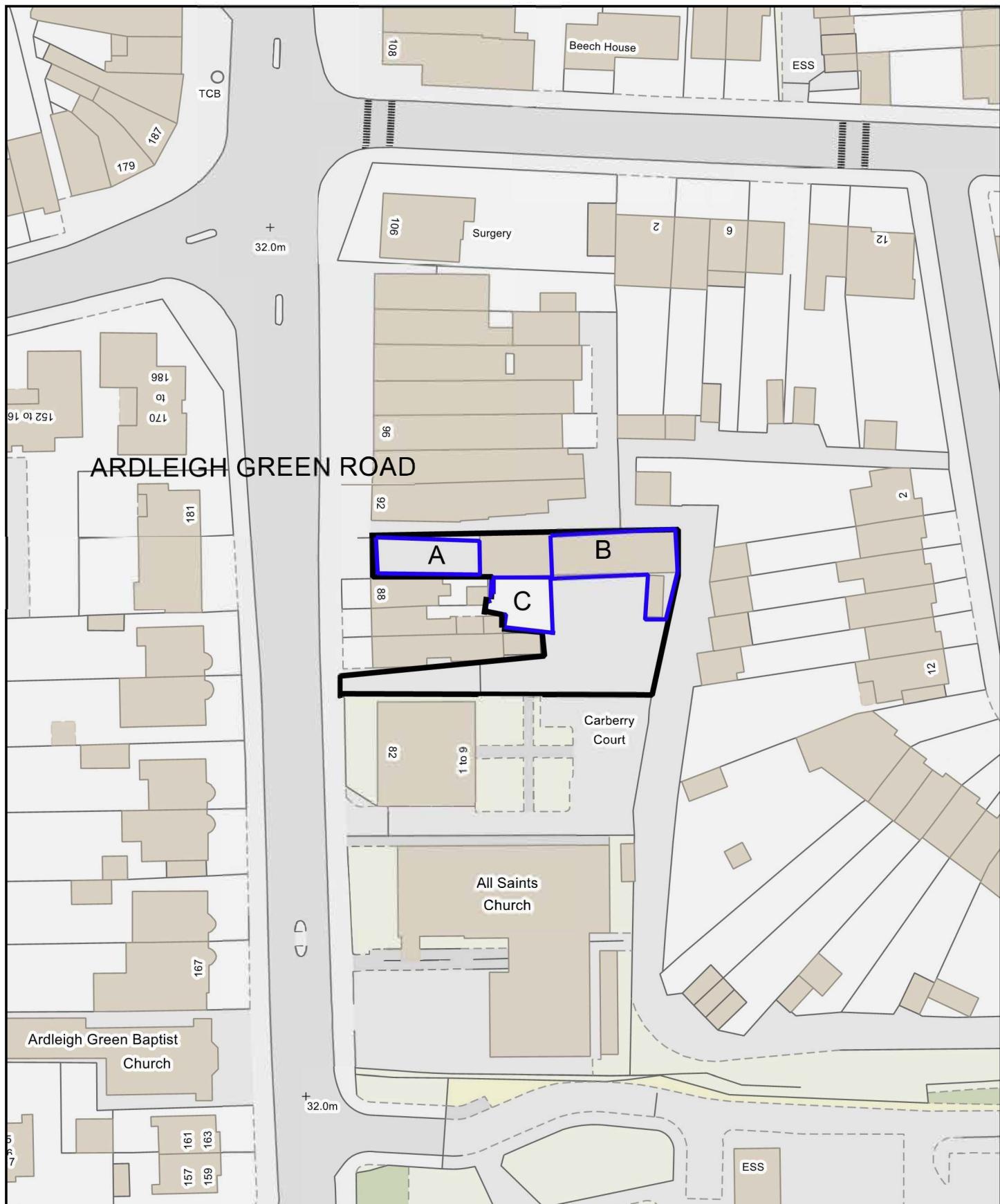
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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. BSE 2.6 Ltd, 148 Cranbrook Road, Ilford, Essex, IG1 4LZ
2. Mr Herjit Singh, 148 Cranbrook Road, Ilford, Essex, IG1 4LZ
3. Mr Dorod Ali, 6 Loam, 77 London Road, Romford, RM7 9DH (88 & 90)
4. Mr Mahamad Aghgar, 26 Brooklands Road, Romford, RM7 9DX (88 & 90)
5. Mr Herjit Singh, 90 Ardleigh Green Road, Hornchurch, RM11 2 LG
6. AutoDirect Limited, 90 Ardleigh Green Road, Hornchurch, RM11 2LG
7. Mr Dorod Ali, 90 Ardleigh Green Road, Hornchurch, RM11 2LG
8. Mr Mahamad Aghgar, 90 Ardleigh Green Road, Hornchurch, RM11 2LG
9. The Occupier(s) – 90 Ardleigh Green Road, Hornchurch, RM11 2LG
10. The Owner(s), 90 Ardleigh Green Road, Hornchurch RM11 2LG
11. Mr Herjit Singh - Owner, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
12. Mr Dorod Ali, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
13. Mr Mahamad Aghgar, 88 Ardleigh Green Road, Hornchurch, RM11 2LG
14. The Occupier(s) – 88 Ardleigh Green Road, Hornchurch, RM11 2LG

15. The Owner(s), 88 Ardleigh Green Road, Hornchurch RM11 2LG
16. Mr Herjit Singh, 86 Ardleigh Green Road, Hornchurch, RM11 2LG
17. The Occupier(s), 86 Ardleigh Green Road, Hornchurch, RM11 2LG
18. Mr Herjit Singh, 84 Ardleigh Green Road, Hornchurch, RM11 2LG
19. The Occupier(s), 84 Ardleigh Green Road, Hornchurch, RM11 2LG
20. The Owner(s), 84 Ardleigh Green Road, Hornchurch RM11 2LG



84-90 ARDLEIGH GREEN ROAD, HORNCHURCH  
ENF/243/24

TQ5397289477



Scale: 1:800

Date: 11 December 2025

0 5 10 15 metres

# 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](mailto: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.