

228 HORNCHURCH ROAD, HORNCHURCH RM11 1QJ (INCLUDING STORE AT THE REAR OF 222/224 HORNCHURCH ROAD RM11 1QJ)

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/220/24

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 **228 HORNCHURCH ROAD, HORNCHURCH RM11 1QJ (INCLUDING STORE AT THE REAR OF 222/224 HORNCHURCH ROAD RM11 1QJ)**, 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 tyre fitting and storage, motor vehicle repairs and motor vehicle accessory shop (*sui generis*).
2. Without planning permission, the erection of fencing to the rear of 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 unlawful tyre fitting and storage uses, by reason of its location and relationship to neighbouring properties, results in an unsatisfactory relationship by way of noise and disturbance caused by levels of activity, delivery and vehicle movements and associated use of machinery within the premises and

combined with the hours of use is considered to be unacceptably detrimental to the amenities of occupiers (including future occupiers) of adjacent residential properties, particularly those in Hornchurch Road and Purbeck Road contrary to Policies 7 and 34 of the Havering Local Plan 2016 - 2031, Policy D14 of the London Plan 2021 and the guidance in the National Planning Policy Framework 2024.

- (3) The use of the premises by reason of its location and proximity to the junction of Hornchurch Road (A124) (a secondary distributor road) and Purbeck Road results in inadequate delivery/servicing, access and egress arrangements, 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.
- (4) 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 any use of the land for tyre fitting, tyre storage, tyre balancing or tyre repairs;

AND

- (ii) Remove from the land all ramps, hoists, lifts and other equipment facilitating the use for tyre storage, fitting, repairs or balancing and remove all tyres;

AND

- (iii) Remove all fencing and tyres to the rear of the land as shown striped in black on the plan attached as Appendix A to this Notice;

AND

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

6. TIME FOR COMPLIANCE

ONE MONTH after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **23rd February 2026** unless an appeal is made against it beforehand

Dated: **23rd January 2026**

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: Chris Stathers

Telephone Number: **01708 433619** Email: chris.stathers@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 23rd 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 **23rd 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 23rd 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

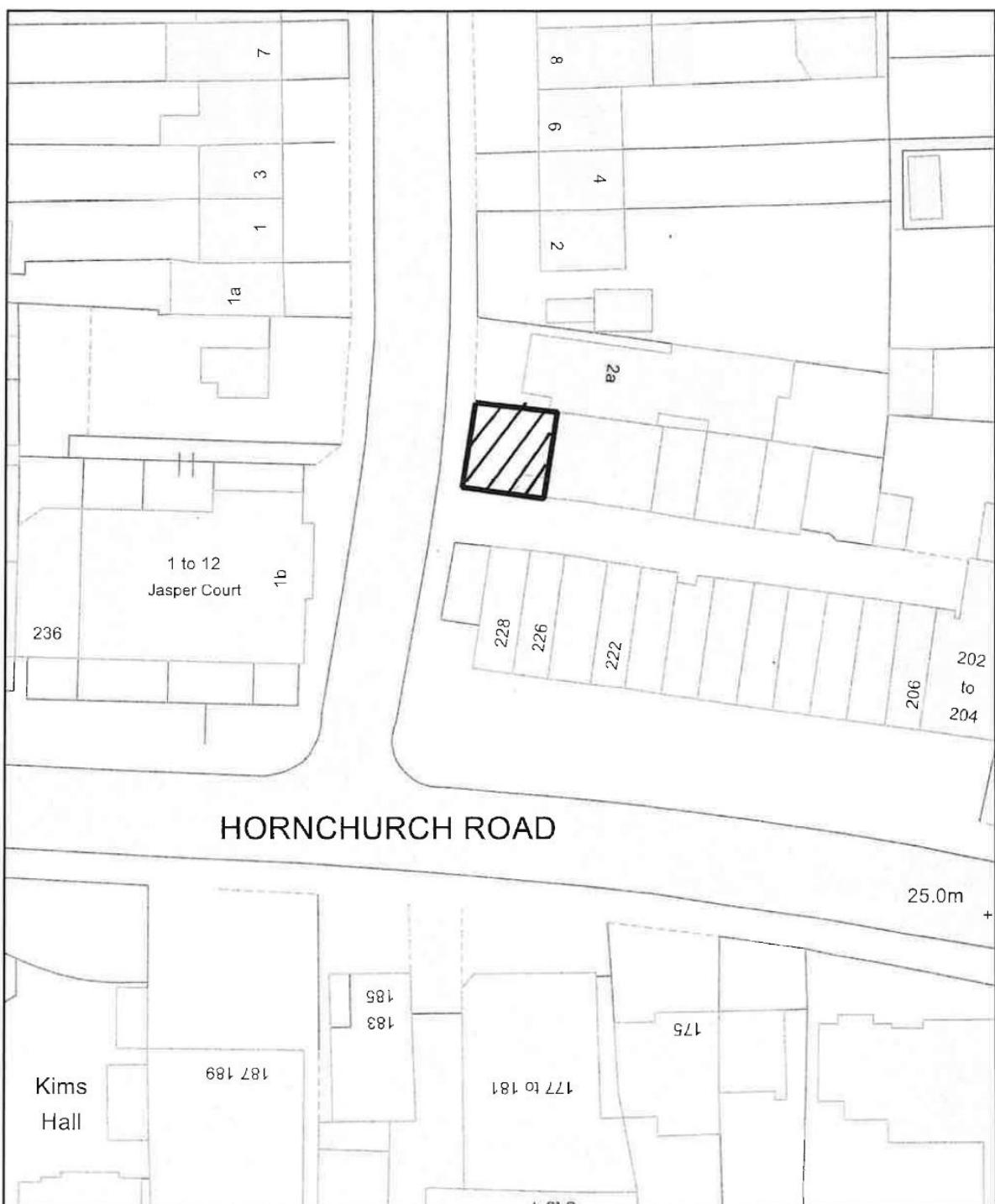
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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. The Passion Property Group Limited 15 Theed Street, London SE1 8ST
2. The Passion Property Group Limited, 228 Hornchurch Road, Hornchurch RM11 1QJ
3. The Passion Property Group Limited, Broadwall House, 21 Broadwall, London, England, SE1 9PL
4. Luke Thomas Adams as director The Passion Property Group Limited, Broadwall House, 21 Broadwall, London, England, SE1 9PL
5. Luke Thomas Adams as director The Passion Property Group Limited, 228 Hornchurch Road, Hornchurch RM11 1QJ
6. Paul Joseph Seaton as director The Passion Property Group Limited 15 Theed Street, London SE1 8ST
7. Paul Joseph Seaton as director The Passion Property Group Limited, 228 Hornchurch Road, Hornchurch RM11 1QJ
8. The Owners, 228 Hornchurch Road, Hornchurch RM11 1QJ
9. The Occupiers, 228 Hornchurch Road, Hornchurch RM11 1QJ
10. HSBC Bank PLC, West End Banking Centre, 70 Pall Mall, London SW1Y 5EZ
11. Daniel Bone, 74 Little Gaynes Lane, Upminster RM14 2JD
12. Yamah Noori, 29 Kings Road, London E4 7HP
13. Yamah Noori C/O Whitefields, Solicitors 384-388 The Street, London E17 9AA
14. Yamah Noori, 228 Hornchurch Road, Hornchurch RM11 1QJ
15. Hornchurch Tyres, 228 Hornchurch Road, Hornchurch RM11 1QJ
16. The Occupier, 228A Hornchurch Road, Hornchurch RM11 1QJ
17. Daniel Bone, land at rear of 222-224 Hornchurch road, Hornchurch RM11 1QJ
18. Hornchurch Tyres Limited, 228 Hornchurch Road, Hornchurch RM11 1QJ
19. Omid Razaq as Director of Hornchurch Tyres Limited, 228 Hornchurch Road, Hornchurch RM11 1QJ
20. The Owner, land at the back of 222 and 224 Hornchurch Road, Hornchurch RM11 1QJ
21. The Occupier, land at the back of 222 and 224 Hornchurch Road, Hornchurch RM11 1QJ

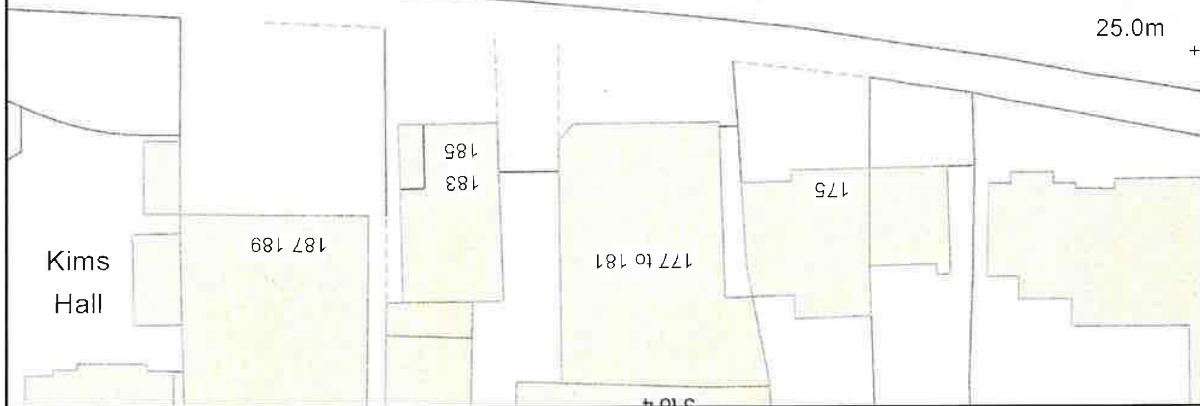
APPENDIX A: Plan showing the area where fencing is to be removed



APPENDIX A AS TO 228 HORNCHURCH ROAD ENF/220/24	TQ5249287451	N ↗
   National Street GreenTeam Licensed Partner	Scale: 1:500 Date: 16 January 2026	0 2.5 5 7.5 metres
 London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343		© Crown copyright and database rights 2024 Ordnance Survey AC0000815231



HORNCHURCH ROAD



228 HORNCHURCH ROAD (INCLUDING STORE AT REAR
OF 222/224 HORNCHURCH ROAD) HORNCHURCH
ENF/220/24 NOTICE

TQ5249287451



Scale: 1:500
Date: 12 January 2026

0 2.5 5 7.5 metres



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

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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.