

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

SERVED BY: LONDON BOROUGH OF HAVERING herein after referred to as "the Council".

To:

1. Roger James Bonnett, Grafton, Ockenden Road, North Ockenden RM14 3PS
2. Practical Car and Van Rental, The Forge, Ockenden Road, North Ockenden RM14 3PS
3. Office Mavericks Limited, Practical Car and Van Rental, The Forge, Ockenden Road, North Ockenden RM14 3PS
4. Office Mavericks Limited, 20 Office Mavericks Ltd, Wenlock Road, London, N1 7GU
5. Rafael Barradas Alves, As Director of Office Mavericks Limited, 20 Office Mavericks Ltd, Wenlock Road, London N1 7GU
6. Rafael Barradas Alves, as Director of Office Mavericks Limited, 20-22 Wenlock Road, London N1 7GU
7. Rafael Barradas Alves, as Director of Office Mavericks Limited, Practical Car and Van Rental, The Forge, Ockenden Road, North Ockenden RM14 3PS
8. The Owner(s), Units 6 And 7 Ockenden Road, Upminster, RM14 3PS
9. The Occupier(s), Units 6 And 7 Ockenden Road, Upminster, RM14 3PS
10. Lloyds Bank PLC, PO Box 534, First Floor 34 High Street, Bedford MK40 1XY

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 Land at Units 6 and 7 Ockenden Road, Upminster RM3 7LD shown edged black on the attached plan. The land is also described as Grafton Ockenden Road, North Ockenden Upminster at H.M. Land Registry and locally known as 'Practical Car and Van Rental'. shown edged in BLACK 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 material change of use of the land to use for a motor vehicle rental hire company (sui generis).

4. WHAT YOU ARE REQUIRED TO DO

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

- i. Submitting a valid planning application and fee for the development stated in paragraph 3 above; or
- ii. CEASE the use of the land for motor vehicle hire.

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: 30th January 2026



Signed: David Colwill

On behalf of: London Borough of Havering, Town Hall, Main Road, Romford RM1 3BB

Nominated Officer: Chris Stathers (Principal Planning Enforcement Officer)

Telephone Number: 01708 433619

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 on the number above or at chris.stathers@havering.gov.uk

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.



Units 6 and 7 Ockenden Road
Upminster
ENF/104/25

TQ5925184910



Scale: 1:1000
Date: 19 January 2026

0 5 10 15 metres