



## **SECTION 215 Town and Country Planning Act 1990** (as amended by the Planning and Compensation Act 1991)

**IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**HIGH HOUSE FARM, OCKENDON ROAD, UPMINSTER, RM14 2DN**

**Section 215 Notice, served by: The London Borough of Havering**

**Our reference: ENF/501/18**

To:

1. DEREK WILLIAM TURNER, High House Farm, Ockendon Road, Upminster Essex RM14 2DN
2. GEOFFREY JAMES TURNER, Middlecot, High Road, North Stifford, Grays, Essex
3. MAUREEN SARAH, BOARDMAN of 35 Clyde Crescent, Upminster, Essex
4. The Owner, High House Farm, Ockendon Road, Upminster Essex RM14 2DN
5. The Occupier, High House Farm, Ockendon Road, Upminster Essex RM14 2DN
6. Melinda Giles (Solicitor) via email; [Melinda@gileswilson.co.uk](mailto:Melinda@gileswilson.co.uk)

### **THE NOTICE**

This Notice is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

### **THE LAND TO WHICH THE NOTICE RELATES**

Land at **HIGH HOUSE FARM, OCKENDON ROAD, UPMINSTER, RM14 2DN** as shown edged black on the attached plan.

### **WHAT YOU ARE REQUIRED TO DO**

The Council requires you to carry out steps listed in the Schedule of Works below to remedy the condition of the land.

## **Schedule of Works**

Notes:

Repairs on a like-for-like basis to a listed building do not require consent. However, it is recommended that the Local Authority Conservation Officer is contacted to discuss works proposed particularly if there is any doubt about the scope or the works to be undertaken.

Windows, where decayed, need removal and assessment on the bench. Repairs using like for like materials and splicing in to match existing are preferred with replacement of full sections only acceptable where these are completely beyond use and then on a like for like basis in terms of material, and section, and finishing.

### 1 General

- 1.1 Check for services in the vicinity of the works including water, electricity, gas etc. prior to works commencing and ensure that the works will not interfere with these in any way. Isolate if necessary.

### 2 Works

#### 2.1 Item – North Elevation Canopy Over Entrance Door

Description – Canopy in poor condition requiring support - there are two diagonal raking scaffold tubes, which provide temporary support to the door canopy.

Works – Repair canopy to allow removal of raking scaffold tubes. This may require some investigation of the bearings of the assumed cantilevered timbers.

#### 2.2 Item – Walls to all Elevations

Description – The brick and rendered elevations (including where ivy has been removed) requires cleaning and has exposed damaged paintwork.

Works – Clean and carry out local repairs to masonry and render, prepare and re-paint in a white(or off-white) breathable paint.

#### 2.3 Item – Entrance to South Elevation of timber frame element

Description - the timber frame element has a small undercover entrance area formed in a small projection to the timber frame range. There are two posts to the entrance elevation which are decayed and possibly the soleplate to the east side.

Works - Carry out repairs to the frame including the associated finishes including decoration.

#### 2.4 Item – East elevation – brickwork and windows

Description - The east elevation brickwork of the addition is in poor condition, both at ground level and also over the window head. The brickwork at low level is live to touch and in danger of collapse. The first floor brick arch over the window has partially collapsed.

- i) Works - Carefully remove the ground floor window, and set aside for repair, providing temporary support to flat brick arch over. Provide new flat bar lintel to underside of flat brick arch. Repair window, re-glaze and decorate, re-fix in opening and touch up.
- ii) Works – Carefully prop remaining first floor brick arch and remove window and set aside for repair. Repair brick arch with new matching arch bricks to complete. Repair window, re-glaze and decorate, re-fix in opening and touch up.
- iii) Works - Clean and carry out local repairs to masonry and render, prepare and re-paint in a white (or off-white) breathable paint. This to include redecoration to the adjoining gable to the north.

## 2.5 Item – Roofs

Description - There are missing and slipped tiles which require reinstatement to ensure weatherproofing. There is moss growth on roofs

Works – Carefully reinstate missing or slipped tiles to all roofs. Replacement tiles are to match existing in size with nibs to ensure support. As part of works carefully clean moss off roofs using dry brooms.

## 2.6 Item – Front north elevation

Description – Moss and ivy growth

Works – Remove ivy and moss from elevations

## 2.7 Item - Windows

Description – Windows are in a variable condition with clear evidence of significant decay to the frames in areas, mainly to cills and the bottoms of the box sashes or jambs. Glazing putty had failed to a significant degree and leaving glass vulnerable.

- i) Works - Allow to carefully remove all windows which are decayed, and set aside for repair, providing temporary support to structure over as necessary. Allow to repair window, re-glaze and decorate, re-fix in opening and touch up.
- ii) Works - Where window can be retained in situ allow to clean, re-glaze where necessary and redecorate.

## 3 Completion

On completion of works, clear site. Ensure all openings are left closed and secure.

## **TIME FOR COMPLIANCE**

The above steps are to be complied with in full within **FOUR MONTHS** of the date on which this Notice takes effect **that being no later than 10<sup>th</sup> AUGUST 2026.**

## **WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 8<sup>th</sup> APRIL 2026.

Dated: 6<sup>th</sup> March 2026

Signed: 

**George Atta-Adutwum, Deputy Team Leader, Planning Enforcement**

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice:

George Atta-Adutwum, Deputy Team Leader, Planning Enforcement Telephone Number: 01708 432157 Email: [George.Atta-Adutwum@havering.gov.uk](mailto:George.Atta-Adutwum@havering.gov.uk)

**WARNING**

Persons upon whom the Notice is served may be prosecuted for any breach of the S215 Notice after the notice takes effect. The offence of failing to comply with a S215 TCPA 1990 Notice is a criminal offence under Section 216 of the same Act with an **unlimited fine**.

**RIGHT OF APPEAL AGAINST SECTION 215 NOTICE  
SECTIONS 217–218 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

217—(1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

- (a) That the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
- (b) That the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;
- (c) That the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;
- (d) That the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

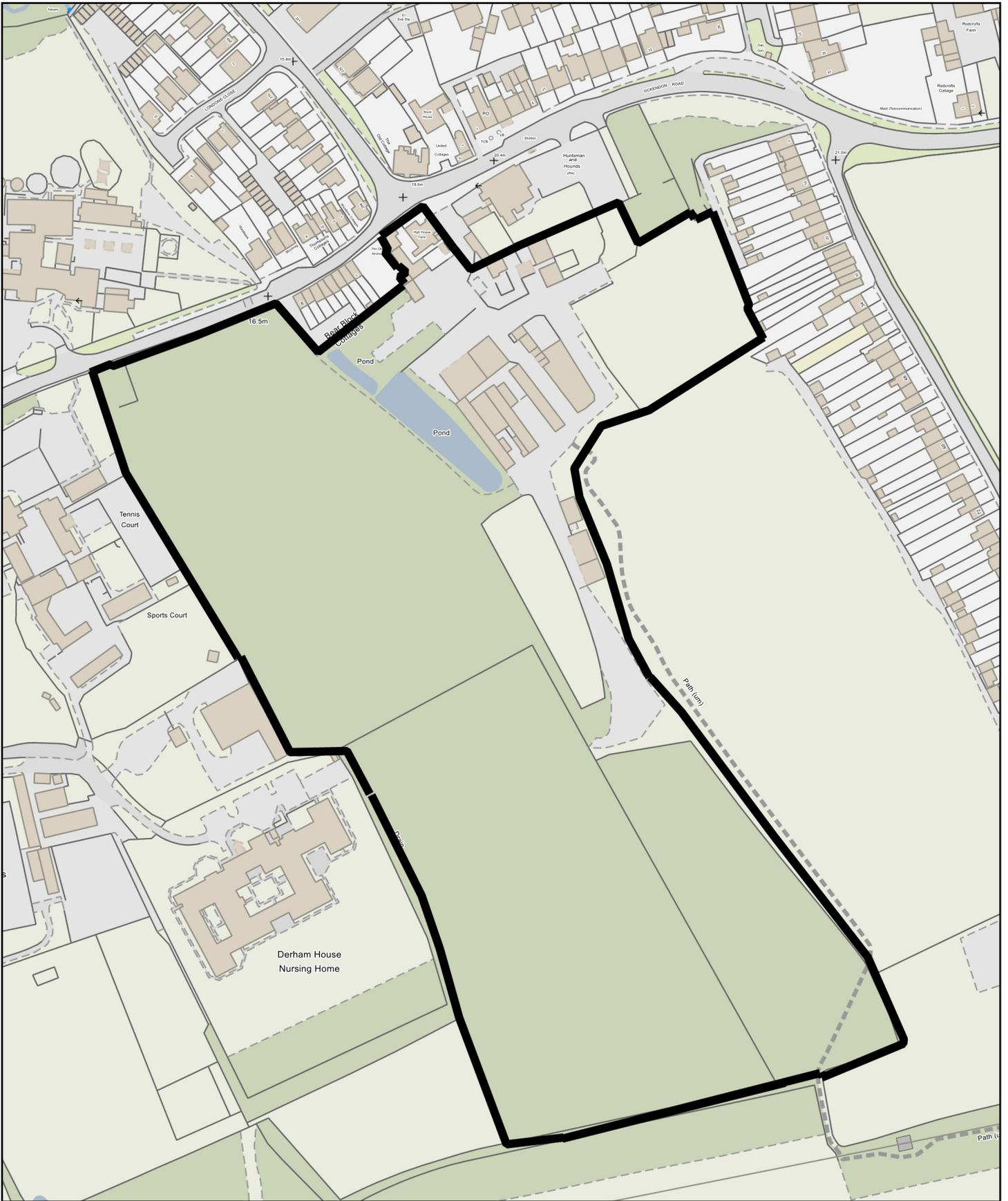
(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.



**High House Farm, Ockendon Road, Upminster Essex  
RM14 2DN**

**TQ5626184848**

**Scale: 1:2500**  
**Date: 05 February 2026**

**Havering**  
LONDON BOROUGH

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

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