



## **STATUTORY NOTICE:**

### **SECTION 215 Town and Country Planning Act 1990**

(as amended by the Planning and Compensation Act 1991)

**IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**13 DIBAN AVENUE, HORNCHURCH RM12 4YE**

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

**Our reference: ENF/355/25**

To:

1. Vero Jato, 13 Diban Avenue, Hornchurch RM12 4YE
2. Lumumba Amena, 13 Diban Avenue, Hornchurch RM12 4YE
3. Lumumba Amena, 58 Stafford Road, Croydon CR0 4NE
4. THE OWNER, 13 Diban Avenue, Hornchurch RM12 4YE
5. THE OCCUPIER, 13 Diban Avenue, Hornchurch RM12 4YE
6. Clydesdale Bank PLC, Jubilee House, Gosforth, Newcastle upon Tyne NE3 4PL
7. By email: verojato64@gmail.com

### **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 **13 DIBAN AVENUE, HORNCHURCH RM12 4YE** as shown edged black on the attached plan.

## WHAT YOU ARE REQUIRED TO DO

The Council requires you to carry out steps listed below to remedy the condition of the land:

1. To remove from the site to an authorised place of disposal, all pieces of furniture, household items, rubbish, plastic bags, refuse sacks and tarpaulins

## TIME FOR COMPLIANCE

The above steps are to be complied with in full within 28 days of the date on which this Notice takes effect with steps for compliance therefore required to be completed **no later than 23rd June 2026**.

## WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 26<sup>th</sup> May 2026.

Dated: 27<sup>th</sup> April 2026

Signed: 

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:

**Tom Branwell, Senior Planning Enforcement Officer**

Telephone Number: 01708 431006      Email: [tom.branwell@havering.gov.uk](mailto:tom.branwell@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.