

**19/19A FITZILIAN AVENUE, ROMFORD RM3 0QS**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/839/18**

## **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 **19/19A FITZILIAN AVENUE, ROMFORD RM3 0QS**, shown edged in black on the attached plan.

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

Without planning permission, the material change of use of the land from a small HMO (use class C4) to use as a large House in Multiple Occupation (Sui Generis).

### **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 kitchen area of approximately 13.2 square metres on the ground floor fails to meet the minimum required area of 26 square metres of communal space, which provides a poor quality living environment harmful to the amenity of existing occupiers contrary to Policies 7 and 8 of the Havering Local Plan 2016 - 2031 and contrary to the HMO East London Guidance and the guidance contained in the National Planning Policy Framework (2024).
3. Rooms 5, 10 and 12 have gross internal floor areas which fail to meet the required minimum of 8.5 square metres for one occupier, which provides a poor quality living environment harmful to the amenity of existing occupiers contrary to Policies 7 and 8 of the Havering Local Plan 2016 - 2031, the HMO East London

Guidance and the guidance contained in the National Planning Policy Framework (2024).

4. The poor and cramped layout creates conditions that provide a poor quality living environment harmful to the amenity of existing occupiers contrary to Policies 7 and 8 of the Havering Local Plan 2016-2031 and contrary to guidance contained in the National Planning Policy Framework (2024).
5. The HMO for fifteen occupants results in an intensification of the site and results in significant harm to residential amenity from noise, disturbance and activity, contrary to Policies 7 and 8 of the Havering Local Plan 2016-2031 and contrary to guidance within the National Planning Policy Framework (2024).
6. The use, by reason of the inadequate on-site car parking provision, results in unacceptable overspill onto the adjoining roads to the detriment of highway safety and residential amenity and contrary to Policy 24 of the Havering Local Plan 2016-2031
7. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems and because P0008.21 has already been refused and dismissed on appeal, with a more stringent HMO policy coming into force since that refusal.

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

1. Cease the use of the premises as a sui generis house in multiple occupation;

AND

2. Remove the toilets, wash hand basins and showers from the following rooms: Ground Floor Front Left (Room 3), Ground Floor Mid-Left (Room 2), Ground Floor Rear Left (Room 6), Ground Floor Rear Right (Room 7), First Floor Front Left (Room 11), First Floor Mid-Left (Room 10), First Floor Rear Left (Room 9), Second Floor Left (Room 15) and Second Floor Right (Room 14);

AND

3. Remove the kitchen sink, cooking facilities and kitchen cupboards from Ground Floor Rear Left (Room 6);

AND

4. Remove any additional gas/electricity meters, plumbing and any other fixtures or fittings that facilitate the use of the premises as a house of multiple occupation;

AND

5. Remove all debris, rubbish or other materials from the site accumulated as a result of taking steps 1-4 above.

## 6. TIME FOR COMPLIANCE

For Step 1 **TWO MONTHS** after the date when this Notice takes effect.

For Steps 2, 3, 4 and 5 **THREE MONTHS** after the date when this Notice takes effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **26<sup>th</sup> June 2026**, unless an appeal is made against it beforehand

Dated: **20 May 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: **Tom Branwell**

Telephone Number: **01708 431006** Email: [tom.branwell@havering.gov.uk](mailto:tom.branwell@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 26 June 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 **26 June 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 **26<sup>th</sup> June 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.

### **GROUND 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 **£1,156** 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.

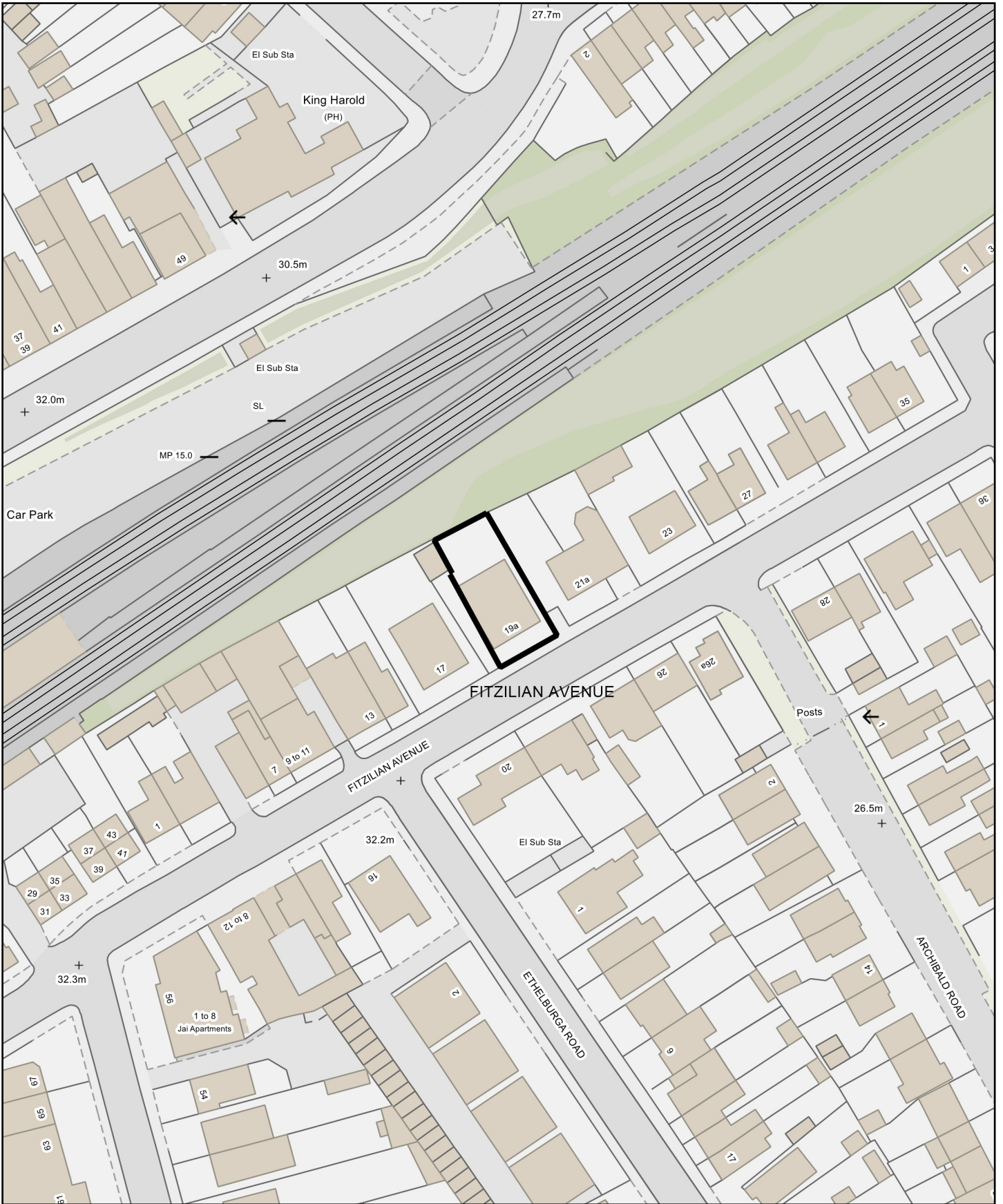
## **STATEMENT ON GROUNDS OF APPEAL**

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. Shamsul Huda 19 Fitzilian Avenue, Romford RM3 0QS
2. Shamsul Huda, 19a Fitzilian Avenue, Romford RM3 0QS
3. Shamsul Huda 17 Connell Court, 13 Myers Lane, London SE14 5RZ
4. The Owner(s) 19/19A, Fitzilian Avenue, Romford RM3 0QS
5. The Occupier(s) 19/19A Fitzilian Avenue, Romford RM3 0QS (15 copies, 1 for each room)
6. At Home Nationwide care of Colmans-Ctts, Solicitors 1-3 Union Street, Kingston Upon Thames, Surrey KT1 1RP
7. Bank of Scotland trading as Birmingham Midshires PO Box 3406, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ
8. Bank of Scotland PLC, Birmingham Midshires Division, PO Box 3406, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ
9. London Brough of Havering, Exchequer & Transactional Services, Town Hall, Main Road, Romford RM1 3BD

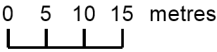



**19/19A FITZILIAN AVENUE, ROMFORD  
ENF/839/18**

**TQ5495790643**




**Scale: 1:1000**  
**Date: 26 February 2026**

**Havering**  
LONDON BOROUGH

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](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.