

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

BREACH OF CONDITION NOTICE

30 SOUTHERN WAY, ROMFORD RM7 9PA

ENF/519/22

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. Muhammad Joynoor Hussain, 30 Southern Way, Romford, RM7 9PA
2. The Owner(s), 30 Southern Way, Romford, RM7 9PA
3. The Occupier(s), 30 Southern Way, Romford, RM7 9PA
4. The Mortgage Works (UK) PLC, Nationwide House, Pipers Way, Swindon SN38 1NW

1. THIS IS A FORMAL NOTICE which is issued by the Council, under section 187A of the above Act because they consider that conditions imposed on a grant of planning permission, relating to the land described below have not been complied with. It considers that you should be required to comply with the conditions specified in this notice.

2. THE LAND AFFECTED BY THE NOTICE

30 SOUTHERN WAY, ROMFORD RM7 9PA as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission was granted on appeal on 26th January 2026 under reference APP/B5480/C/24/3344521 for the construction of a ground floor rear extension and part first floor rear extension subject to conditions. The Planning Permission on appeal is numbered as P0140.26 by the Council.

4. THE BREACH OF CONDITIONS

Failure to comply with Condition 1 which required:

The extensions and alterations shall be removed and all materials resulting from the removal or demolition shall be removed within 3 months of the date of failure to meet any one of the requirements set out in i) to iv) below:

i) within three months of the date of this decision (26th January 2026), details for the removal of the parapet wall, application of cement render finish to match the host dwelling, and the installation of the window to the first floor extension, hereinafter called "the scheme" shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

ii) if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme by the Secretary of State.

iv) The appointed scheme shall have been implemented and the development completed in accordance with the approved timetable. Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be maintained and retained.

5. THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS

As the person responsible for the breach of condition specified in section 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

1. The extensions and alterations forming a ground floor rear extension and part first floor rear extensions shall be removed and demolished;

and


2. All materials resulting from the removal or demolition shall be lawfully removed from the premises.

Time for compliance: Three Months from the effective date of this notice, beginning with the day on which the notice is served on you.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect **immediately** it is served on you or you receive it by postal delivery.

Dated: **29th May 2026**

Signed: 
David Colwill
Team Leader, Planning Enforcement

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3BD

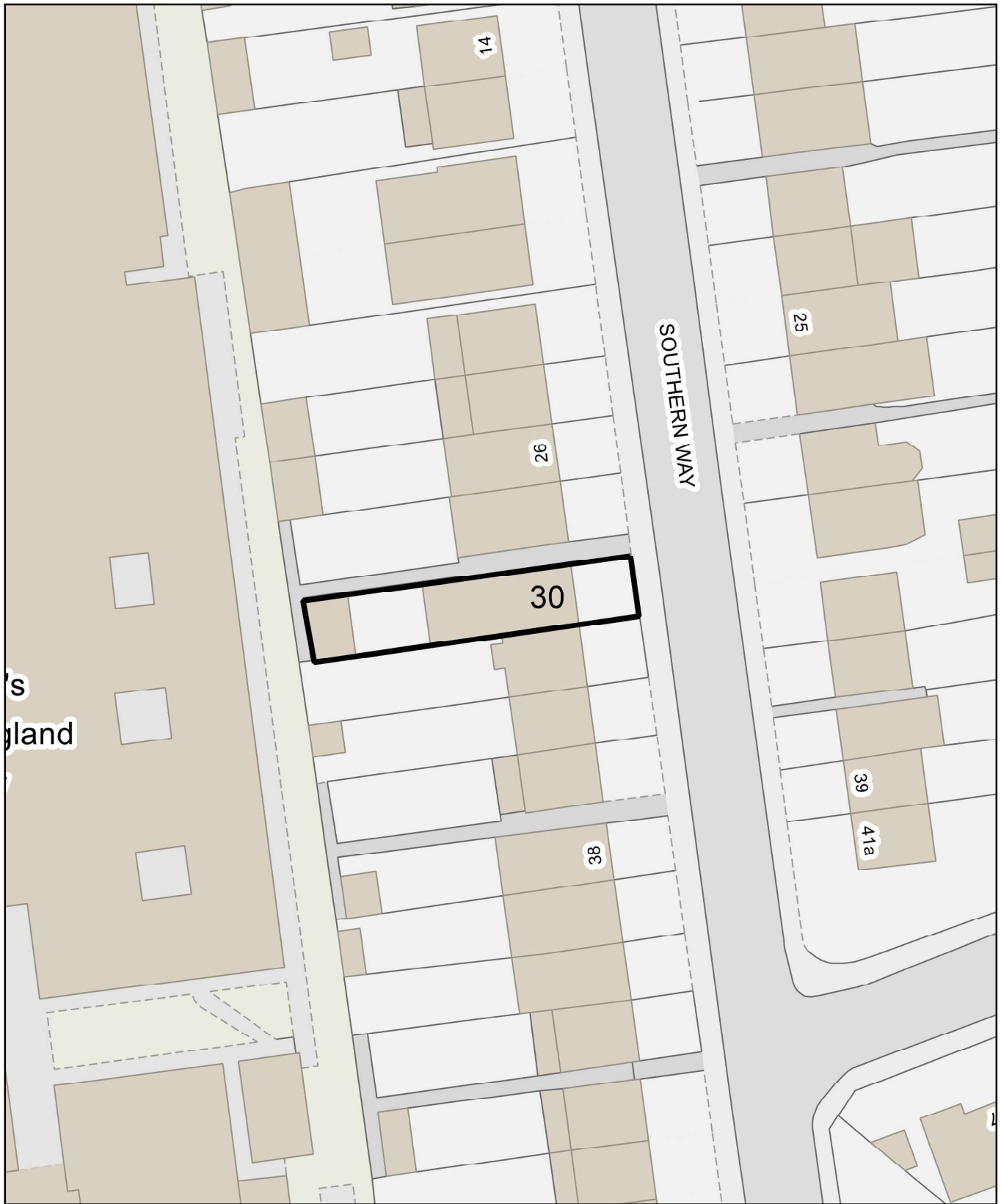
WARNING

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is an **unlimited fine** for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with **Chris Stathers, Principal Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 433619)**.

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. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you on what this procedure involves.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE

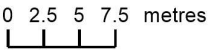


30 SOUTHERN WAY, ROMFORD
 ENF/519/22

TQ4944788182




Scale: 1:500
Date: 18 May 2026




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

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