

WHITEPOST FARM, OCKENDON ROAD, UPMINSTER RM14 3PP

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/413/24

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 **WHITEPOST FARM, OCKENDON ROAD, UPMINSTER RM14 3PP** shown edged in black on the attached plan number 1.

3. THE BREACH OF PLANNING CONTROL ALLEGED

1. Without planning permission, the material change of use of the land to use for motor vehicle sales, servicing with ancillary vehicle repairs including associated operational development (as set out in 2 and 3 below, plus alterations to buildings and erection of boundary fencing).
2. Without planning permission, operational development in the form of laying of hard surfacing (shown as H on attached Plan number 2), re-roofing/hip to gable (shown as R on attached Plan number 2), extensions to existing buildings (shown as E on attached Plan number 2), the siting of two containers (shown as C on attached Plan number 2), installation of floodlights and security barriers.
3. Without planning permission, operational development through the formation of earth bunds (shown as Eb on attached Plan number 2).

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breach of planning control has occurred within the last 10 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. It is considered that the use and development has given rise to a profound and material impact upon the character and openness of the Green Belt. The use of the site in the manner undertaken has a profound and urbanising effect on the character of the site far removed from its historic and any former uses in scale. The development cumulatively fails to comply with any of the relevant exceptions given in the NPPF even with regard given to the December 2024 revisions, specifically Paragraph 155 and is not regarded as Grey-Belt for the purposes of assessment.
3. It is considered that the use and development undertaken to facilitate the use fails to preserve or enhance the character and appearance of the North Ockendon Conservation Area, contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The alterations to the site arising from the use and development including storage of vehicles, increased hard-standing and physical works to existing structures on site are detrimental to the setting of the locally listed Whitepost Farmhouse thereby conflicting with Havering Local Plan 2016-2031 Policy 28 and the objectives of the NPPF.
4. It is considered that the scale and intensity of the use evidenced through the expansion of the site into previously undeveloped areas along with the number of vehicles and associated ancillary development is detrimental to existing local character and thereby in conflict with Havering Local Plan 2016-2031 Policy 26 as well as the objectives of the Framework in particular Paragraph 135 which requires development add to the overall quality of the area and be sympathetic to local character and history, including the surrounding built environment and landscape setting.
5. 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 permission has already been refused under application P0603.25.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease car sales and all associated activities including servicing, repair, valeting and storage.

And

2. Remove from the land all vehicles associated with the unauthorised use;

And

3. Remove from the land all storage containers associated with the unauthorised use, including the containers shown as C on Plan number 2;

And

4. Remove from the land all flood lights;

And

5. Remove from the land the security barrier

And

6. Remove / demolish all extensions to buildings, shown E(extensions) and R (hip to gable extension/alteration) on Plan number 2

And

7. Remove all hard surfaces shown as H on Plan number 2 and restore the land where hard surfaces are removed to the condition before the development took place;

And

8. Remove from the land the earth bund, shown as Eb on Plan number 2 and restore the land where the bunds are removed to the condition before the development took place;

And

9. Remove boundary treatment (operational development associated with the unauthorised use), shown as B on Plan number 2

And

10. Remove all rubbish, debris or other materials accumulated as a result of taking steps (1) to (9) above.

6. TIME FOR COMPLIANCE

Three MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **2nd July 2026**, unless an appeal is made against it beforehand

Dated: **4th June 2026**

Signed: 

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

Nominated Officer to contact regarding this Notice: **Patricia Adesina**
Telephone Number: **01708 433959** Email: patricia.adesina@haverling.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 2nd July 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 **2nd July 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 2nd July 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 **£4,704** 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

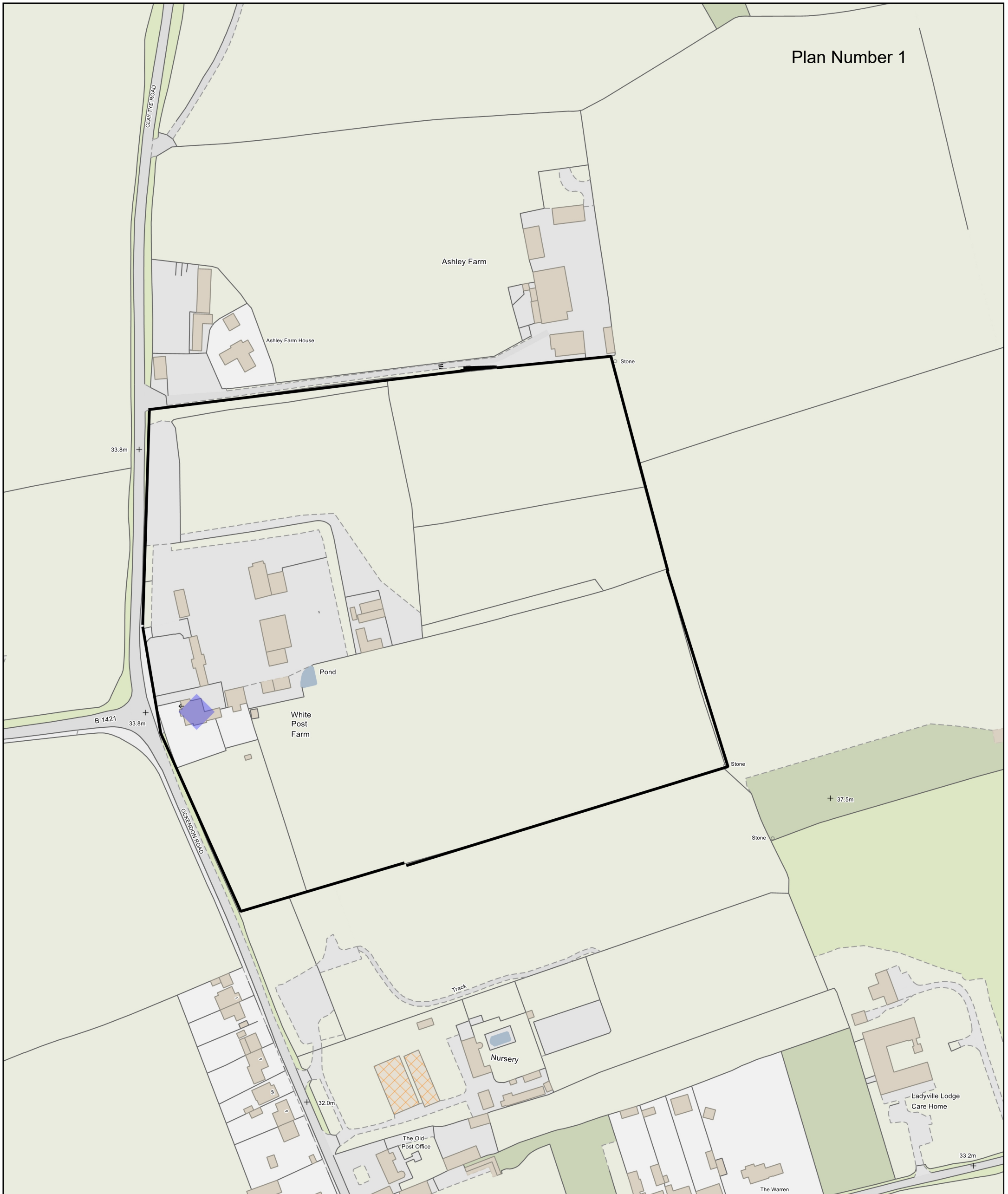
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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. The Owner(s), White Post Farm, Ockendon Road, Upminster, England, RM14 3PP
2. The Occupier(s), White Post Farm, Ockendon Road, Upminster, England, RM14 3PP
3. The Company Secretary / Director, AVELEY LAKE HOLDINGS LIMITED, White Post Farm, Ockendon Road, Upminster RM14 3PP
4. The Company Secretary / Director, AVELEY LAKE HOLDINGS LIMITED, Rutland House Minerva Business Park, Lynch Wood, Peterborough, England, PE2 6PZ

5. Philip Alistair BARTON-WRIGHT (Director), AVELEY LAKE HOLDINGS LIMITED, Rutland House Minerva Business Park, Lynch Wood, Peterborough, England, PE2 6PZ
6. Ben Edward Vincent PEARCE (Director), AVELEY LAKE HOLDINGS LIMITED, Rutland House Minerva Business Park, Lynch Wood, Peterborough, England, PE2 6PZ
7. The Company Secretary / Director, LMC Cars LTD, White Post Farm, Ockendon Road, Upminster, England, RM14 3PP
8. Dean KENT (Director), LMC Cars LTD, White Post Farm, Ockendon Road, Upminster, England, RM14 3PP
9. Spencer KENT (Director), LMC Cars LTD, White Post Farm, Ockendon Road, Upminster, England, RM14 3PP
10. The Company Secretary / Director, Ranson Holdings Ltd, 57 Southend Road, Grays, England, RM17 5NL
11. INVESTEC BANK (CHANNEL ISLANDS) LIMITED (incorporated in Guernsey), Gategny Court, Gategny Esplanade , St Peter Port, Guernsey , GY1 1WR



Whitepost Farm Ockendon Road Upminster RM14 3PP

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Scale: 1:2000
 Date: 01 June 2026

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

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 Ordnance Survey 100024327

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

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.