14 NORFOLK ROAD, ROMFORD RM7 9DL

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/231/26

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 **14 NORFOLK ROAD, ROMFORD RM7 9DL,** 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 C3 dwellinghouse to use as a C4 house of multiple occupation.

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 original property had a gross internal floor area of less than 120 square metres and therefore fails to meet the requirements of Havering Local Plan 2016-2031 Policy 8(i) and is not regarded as appropriate for conversion as it is considered to have a negative impact on the supply of family housing in the borough.

3. The high level of adult occupants would translate to a use that would be distinguishable from the lawful use of the property as a single dwelling house. The property would, at capacity, be occupied by five/six adults who would have their own social groups, families and associated comings and goings. The resulting intensity of occupation is considered to give rise to excessive levels of activity, comings and goings, noise and disturbance beyond those reasonably associated with the lawful use of the property as a single dwelling-house, causing harm to the living conditions of neighbouring occupiers. The development is therefore contrary to Policies 8 and 34 of the Havering Local Plan 2016-2031, Policy D14 of the London Plan and paragraph L2(d)(ii) of the National Planning Policy Framework.

4. The use fails to make adequate provision for the amenity of all occupants through insufficient internal layout including kitchen facilities and communal space. The use fails to comply with the East London HMO Guidance and is therefore in conflict with the requirements of Havering Local Plan 2016-2031 Policy 8(vi) and 8(vii) as well as the objectives of the National Planning Policy Framework.

5. The nature of the HMO use by unrelated occupants combined with the level of occupancy is considered likely to lead to increased vehicle ownership and overspill which would contribute unacceptably to existing levels of parking stress and limited on-street spaces within the locality to the detriment of the amenity of surrounding occupiers. The absence of any compelling evidence otherwise, such as a parking stress survey, means that it has not been demonstrated that there would not be conflict with Policy 8(iv), London Plan T6 and TR3 of the Framework.

6. 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 application P0932.26 has already been refused.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the premises as a C4 house in multiple occupation;

AND

2. Remove all rubbish, debris or other materials from the site accumulated as a result of taking step 1 above.

6. TIME FOR COMPLIANCE

FOUR MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **27th November 2026**, unless an appeal is made against it beforehand

Dated: **27th October 2026**

Signed: David Colwill

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: **David Colwill**
Telephone Number: **01708 432647** Email: david.colwill@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 27th November 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 **27th November 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 **27th November 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.

GROUNDS 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 **£1,280** 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. Julie Anne Patel, 9 Highlands Road, Barnet EN5 5AA

2. Julie Anne Patel, 14 Norfolk Road, Romford RM7 9DL

3. The Owner(s) 14 Norfolk Road, Romford RM7 9DL

4. The Occupier(s) and tenants, 14 Norfolk Road, Romford RM7 9DL

5. The Company Secretary / Director, Dossa Ltd, 20-22 Wenlock Road, London, England, N1 7GU

6. Otman Oustadi (Director), Dossa Ltd, 20-22 Wenlock Road, London, England, N1 7GU

7. The Company Secretary / Director, Sraanco Limited, 102 Goodmayes Road, Ilford, IG3 9UZ

8. Jasdeep Singh SRAAN (Director), Sraanco Limited, 102 Goodmayes Road, Ilford, IG3 9UZ

9. The Company Secretary / Director, Century 21 (Goodmayes), 102 Goodmayes Road, Ilford, IG3 9UZ

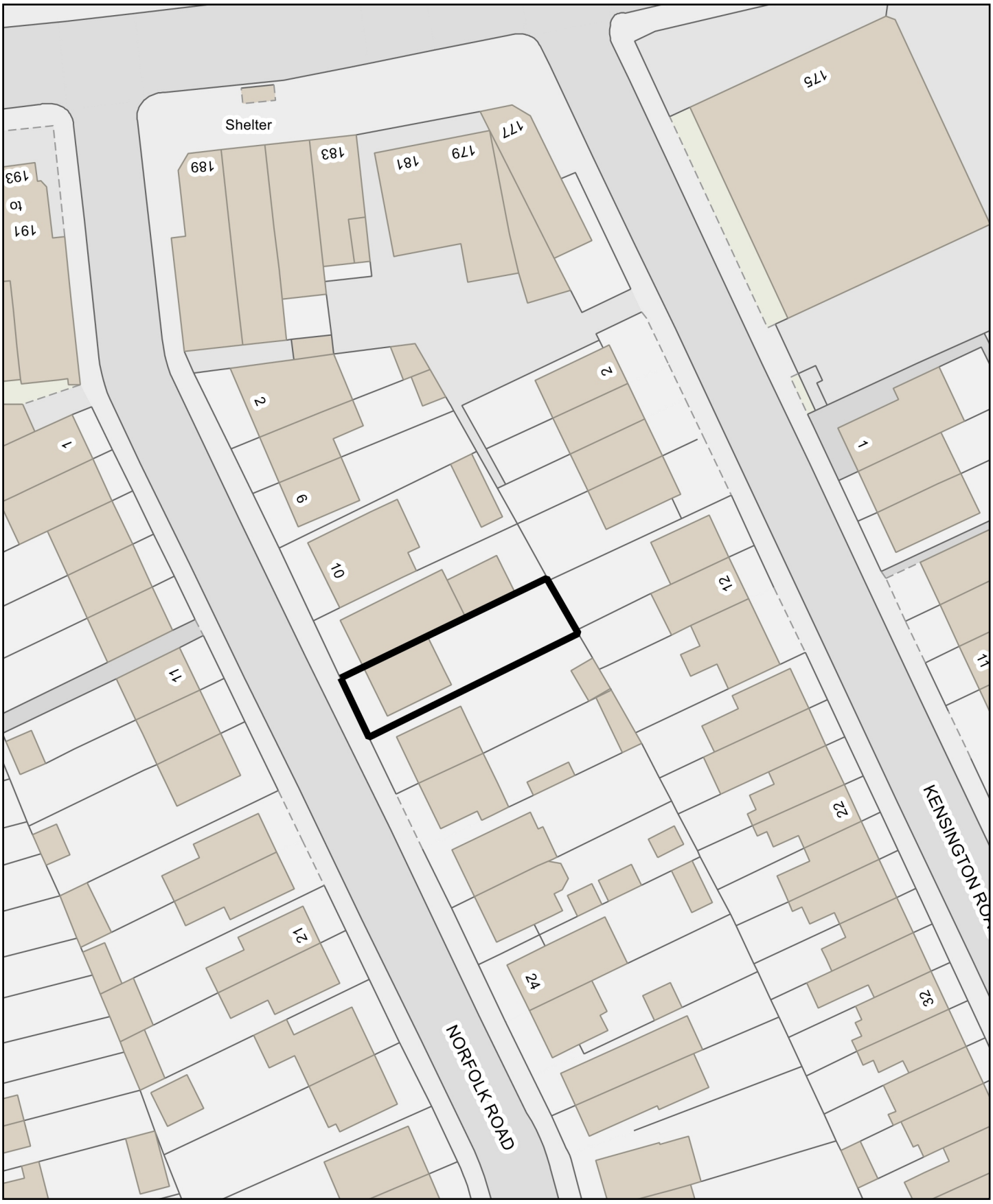
10. Abhi Sawhney, Century 21, 102 Goodmayes Road, Ilford, IG3 9UZ

11. Santander UK PLC, Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA

12. By email to Julie Patel

13. By email to Sraanco Limited / Century 21

14. By email to Dossa Ltd



14 Norfolk Road, Romford RM7 9DL - OS Plan

TQ5038788299

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Scale: 1:600

Date: 20 October 2026

0 5 10 15 metres

nlpg The National Land & Property Gazetteer

NSG NATIONAL STREET GAZETTEER

Ordnance Survey Licensed Partner

Havering LONDON BOROUGH

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

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Ordnance Survey AC0000815231

Guidance

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.