

RE: 12 BRIDGE CLOSE, ROMFORD, RM7 0AU

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

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 at 12 Bridge Close, Romford, RM7 0AU, as 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 northern unit of 12 Bridge Close (in the approximate location HACTHED RED on the attached plan) to a Banqueting Hall (D2 use).

4. **REASONS FOR ISSUING THIS NOTICE**

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 amenity or injury which has been caused by the breach.

The use of the site, as a banqueting hall (D2 use), does not comply with the aspirations of the Bridge Close site allocation within the Romford Area Action Plan DPD. Whilst no comprehensive re-development plans for this area have yet come forward and a temporary planning permission may not prejudice such redevelopment, it is not considered that a D2 use is appropriate and compliant with the operation of the site as existing (a secondary employment area). It is considered that the use is uncharacteristic and would result in a number of amenity impacts, by reason of the nature of the use, levels of activity and hours of opening / operation, which to adequately control would significantly impact on the operation of the site.

The proposed use, by reason of noise and disturbance caused by patrons entering and leaving the premises, vehicles parking and manoeuvring, particularly during the evening hours of operation, would be detrimental to the amenities of the occupiers of nearby residential properties, contrary to policies

DC19, DC26, DC55, DC56, DC62 and DC63 of the Core Strategy and Development Control Policies DPD.

In the absence of sufficient parking provision (or specific details of the parking provision) for the site, it is considered that the Local Planning Authority cannot ensure that the standards prescribed within policy DC33 of the Core Strategy and Development Control Policies DPD will be adhered to. The proposed development could therefore result in unacceptable overspill onto the adjoining roads to the detriment of highway safety and residential amenity, contrary to Policies DC32 and DC33 of the Core Strategy and Development Control Policies DPD.

The Council does not consider that planning permission should be granted for the development because conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the property as a banqueting hall, and revert the property back to its lawful planning use.
- (ii) Remove all facilities in connection with the use of the property as a banqueting hall, including the amplified speaker system, tables and chairs, and any cooking facilities.
- (iii) Remove all advertisements that promote the use of the property for events, including (but not limited to) any signage on the site, as well as any digital or online advertisements (including any online and social media advertisements).
- (iv) Remove all materials and debris from the site associated with requirements (i), (ii) and (iii).

Time for compliance with steps (i), (ii), (iii) and (iv) above: 2 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **31st January 2017**, unless an appeal is made against it beforehand.

Dated: 22nd December 2016

Signed:



Authorised Officer

on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by the **31st January 2017**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on **31st January 2017** 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

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but 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 Secretary of State before **31st January 2017**.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£385.00** is payable both to the Secretary of State and to the Council, making the total fees payable **£770.00** If the fees are not paid then that ground of appeal will not be valid.

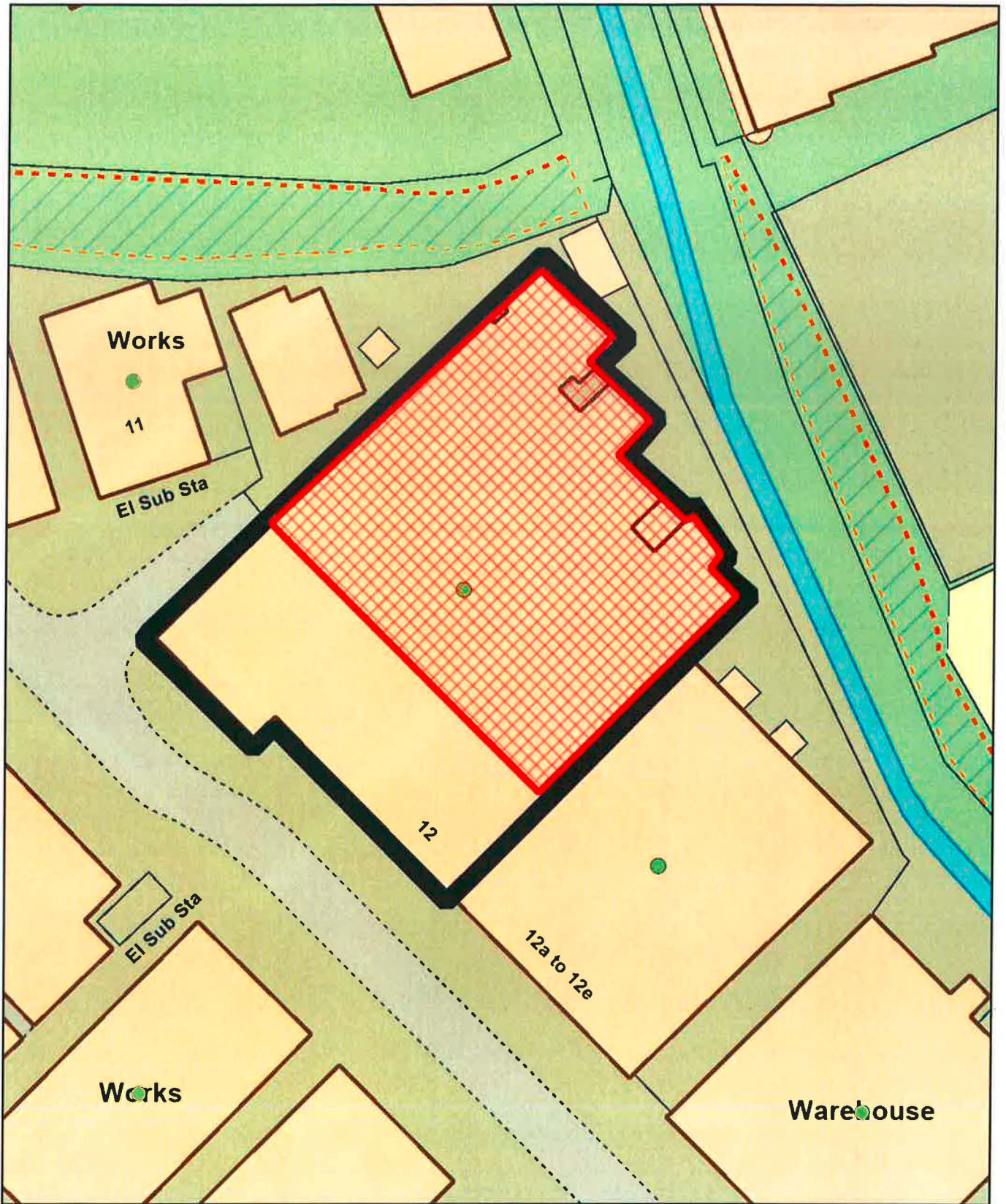
STATEMENT ON GROUNDS OF APPEAL





You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends you a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice 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 / Occupier, 12 Bridge Close, Romford, RM7 0AU
- (2). Khanvicts Ltd, Unit 2, 12 Bridge Close, Romford, RM7 0AU
- (3). The Rayyan Banqueting Lounge, 12 Bridge Close, Romford, RM7 0AU
- (4). Mr Yanus Ahmed Patel; 12 Bridge Close, Romford, RM7 0AU
- (5). Kenneth Jones; 12 Bridge Close, Romford, RM7 0AU
- (6). Ken Jones; 84 Norwood Avenue, Romford, RM7 0QI
- (7). Ms Safa Khan, 25 Huxley House, Fisherton Street, London, NW8 8LT
- (8). Mr Benjamin Mensah, 12 Bridge Close, Romford, RM7 0AU
- (9). Mr Benjamin Mensah; 9 Shepherds Lane, London, E9 6JJ
- (10). Mr Benjamin Mensah; 34 Stanley House, Tanswell Estate, Frazier Street, London, SE1 7RD
- (11). Eland Property Investments LLP, 45 Great Peter Street, London, SW1P 3LT
- (12). Rayyan Indian Cuisine & Banqueting Lounge, The Grove, Barton Road, Pulloxhill, Bedfordshire, MK45 4RA
- (13). Zobia's Marriage Bureau, 52 Queens Road, Walthamstow, E17 8PX



<p>12 Bridge Close, Romford, RM7 0AU</p>	<p style="text-align: right;">N ↑</p>
<p>    </p> <p><small>The National Land & Property Gazetteer Licensed Partner</small></p>	<p>Scale: 1:500 Date: 20 December 2016</p> <p style="text-align: right;">0 5 10 15 metres └───┬───┬───┬───┘</p>
<p>  </p> <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2016 Ordnance Survey 100024327</p>