

Land at: 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 and the Planning and Compulsory Purchase Act 2004)

STOP NOTICE

SERVED BY: the London Borough of Havering; herein after referred to as “the Council”.

To:

- (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

1. On 22nd December 2016, the Council has issued an Enforcement Notice (a copy is attached to this notice) outlining that there has been a breach of planning control at 12 Bridge Close, Romford, RM7 0AU. The Enforcement Notice was appealed, and so the Enforcement Notice is held in abeyance whilst the appeal is being heard by the Secretary of State.
2. **THIS STOP NOTICE** is issued by the Council, in exercise of their power in section 183 of the Town and Country Planning Act 1990 [as amended], because they think that it is expedient that the activity specified in this notice should cease before the expiry of the period allowed for compliance with the requirements of the Enforcement Notice on the Land described in paragraph 3 of this Notice. The Council now prohibits the carrying out of the activity specified in paragraph 4 this Notice; and you are required to comply with all requirements of this Notice. Important additional information is given in the Annexe to this notice.

3. THE LAND TO WHICH THIS NOTICE RELATES

Land at: **12 Bridge Close, Romford, RM7 0AU**, as shown OUTLINED IN BLACK on the attached plan.

4. THE ACTIVITY TO WHICH THIS NOTICE RELATES

This notice is issued against all activities that are occurring on the Land in connection with:

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).

These activities include:

- (i) The use of the property as a banqueting hall;
- (ii) Activities carried out as part of the use of the property as a banqueting hall, or any activity associated with it, including [but not limited to]:
 - (a) The use of an amplified speaker system, the setting out of tables and chairs, and the use and operation of any cooking facilities.
 - (b) The display of 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).

5. WHAT YOU ARE REQUIRED TO DO

Cease all the activities in connection with the breach specified in paragraph 4 of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **14th August 2017** when all the activity specified in this notice shall cease.

Dated: 11th August 2017



Signed:

David Colwill
Team Leader, Planning Enforcement and Appeals

On behalf of:

London Borough of Havering, Mercury House, Mercury Gardens,
Romford, RM1 3SL

Case Officer:

Sam Cadman

Telephone Number:

01708 434 798

ANNEXE

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 6.

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.

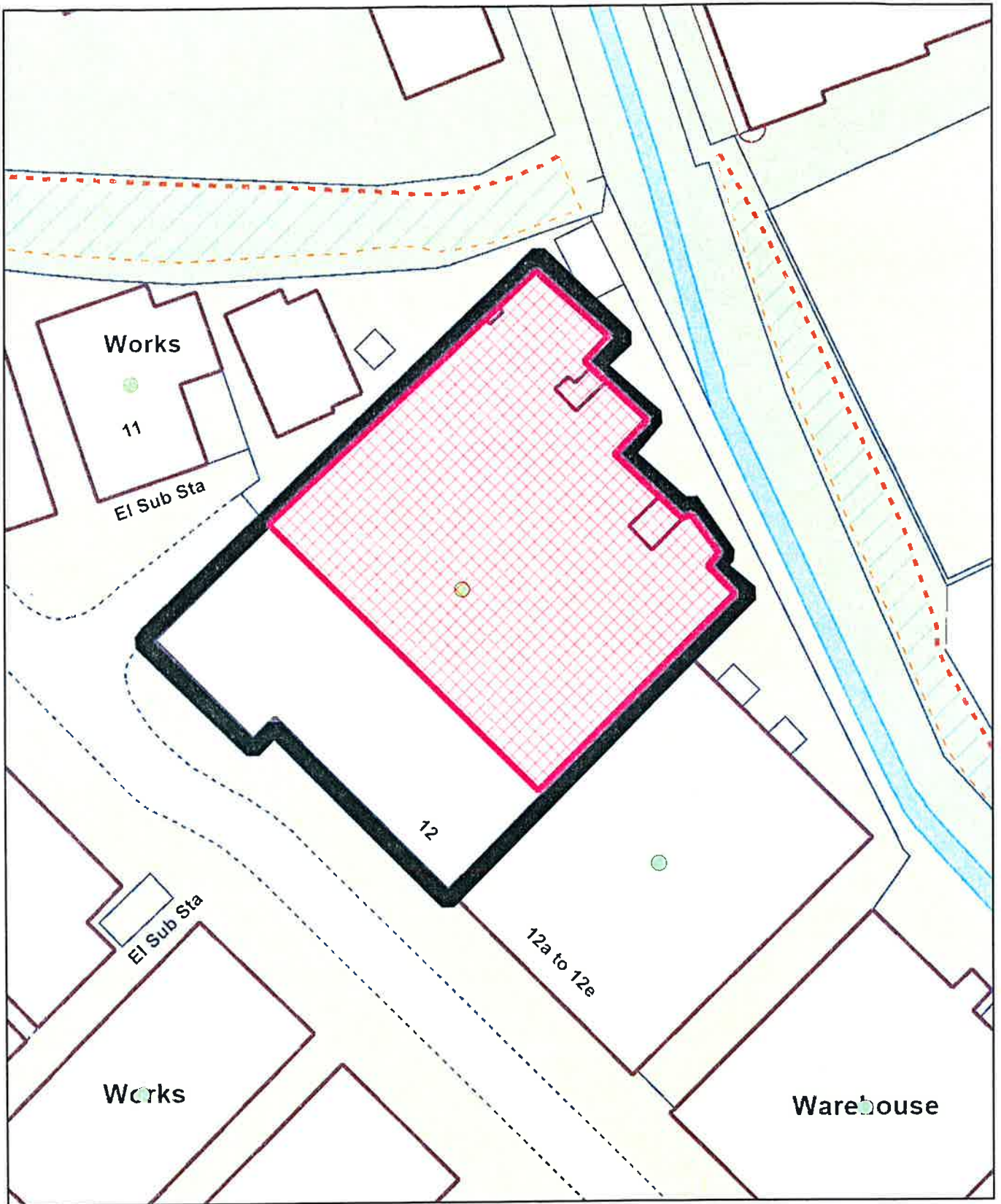
It is an offence to contravene a stop notice after a site notice has been displayed or the stop notice has been served on you (Section 187(1) of the 1990 Act). If you then fail to comply with the stop notice you will be at risk of **immediate prosecution**, for which the maximum penalty is an unlimited fine.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Sam Cadman**; Enforcement and Appeals Technician, 5th Floor, Mercury House, Romford, RM1 3SL, 01708-434798. 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 urgently.

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.

Section 187 of TCPA 1990. - Penalties for contravention of stop notice.

- (1) If any person contravenes a stop notice after a site notice has been displayed or the stop notice has been served on him he shall be guilty of an offence.
- (1A) An offence under this section may be charged by reference to any day or longer period of time and a person may be convicted of a second or subsequent offence under this section by reference to any period of time following the preceding conviction for such an offence.
- (1B) References in this section to contravening a stop notice include causing or permitting its contravention.
- (2) A person guilty of an offence under this section shall be liable—
 - (a) on summary conviction, to a fine not exceeding £20,000; and
 - (b) on conviction on indictment, to a fine.
- (2A) In determining the amount of any fine to be imposed on a person convicted of an offence under this section, the court shall in particular have regard to any financial benefit which has accrued or appears likely to accrue to him in consequence of the offence.
- (3) In proceedings for an offence under this section it shall be a defence for the accused to prove—
 - (a) that the stop notice was not served on him, and
 - (b) that he did not know, and could not reasonably have been expected to know, of its existence.



12 Bridge Close, Romford, RM7 0AU



Scale: 1:500
Date: 20 December 2016



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

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