

**RE: LAND TO THE EAST OF LAKEVIEW CARAVAN PARK,
CUMMINGS HALL LANE, NOAK HILL, ROMFORD, RM3 7LE**

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

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**

Land to the east of Lakeview Caravan Park ("the Caravan Park"), north of Cummings Hall Lane, Noak Hill, Romford, shown edged black on the attached Plan A and in greater detail on the attached Plan B ("the Land"). The Caravan Park is shown edged red on the attached Plan A with its eastern boundary being visible on the attached Plan B.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

- (i) Without the benefit of planning permission, either:
 - a. The material change of use of the Land which lies outside the licenced area and lawful extent of the Caravan Park, to a caravan park involving the creation of residential pitches and placement of mobile homes on the Land, or alternatively;
 - b. If (which is not admitted) the Caravan Park and the Land be one planning unit the material change of use of the planning unit comprising the Caravan Park and the Land through intensification of the mobile home use by the creation of additional residential pitches outside the licenced area of the Caravan Park and the placement of mobile homes on the Land.

- (ii) Without the benefit of planning permission operational development on the Land comprising the laying of concrete bases, construction of roads and paths, construction of plinths, ramps and steps, excavation of land and associated provision of services including water, electricity and drainage and alterations to existing ground levels.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years in respect of the operational development and within 10 years in respect of material change of use of the Land.

Development has taken place outside the current caravan site licence boundary representing a material change of use and operational development.

The site lies within the Green Belt, both the operational development and material change of use of the Land do not preserve the openness of the Green Belt and conflict with purposes of including land in the Green Belt and are therefore inappropriate development. The development appears as a visually intrusive feature and combined with the material change of use of the Land, the breach of control is harmful to the openness and character of the Green Belt and harmful to the visual amenities of the area. It is contrary to local development plan policies and long established government policy. The Council does not consider that planning permission should be given, because planning conditions could not overcome these problems.

In making its decision to issue this Notice, the Council considered that the unauthorised use is contrary to policies CP14, DC45, DC61, DC69 of the Local Development Framework: Core Strategy Development Document and Development Control Policies Development Plan Document; Policy 7.16 of the London Plan (2016) and the National Planning Policy Framework.

5. WHAT YOU ARE REQUIRED TO DO

Within NINE Months, in respect of the Land (shown edged black on the attached Plan A and in greater detail on the attached Plan B):

1. Remove all hard standings including concrete bases laid for stationing of mobile homes, paths and roads;
2. Remove all ramps, steps and plinths;
3. Remove all services including drainage, water supply and electricity;
4. Remove all mobile homes including those identified on Plan A and Plan B as 2a Long Meadow, 6a Long Meadow, 12a Long Meadow, 12b Long Meadow, 14a Long Meadow, 1 Kempster Way, 2 Kempster Way and 3 Kempster Way and Cease all residential uses of the Land ;
5. Remove all building materials, rubble etc. from the Land in connection with complying steps 1, 2, 3 and 4 above; and
6. Restore the Land, marked edged black on the attached plan, to its condition before the breach occurred.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 19th February 2018, unless an appeal is made against it beforehand

Signed: 
Simon Thelwell
Planning Manager, Regulatory Services

Dated: 8th January 2018

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 before **19th February 2018**. 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 **19th February 2018** 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) is enclosed with this Notice.

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 **19th February 2018**.

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.

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 wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development a fee of **£770** is payable to the Council. 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 him 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 Owners
Land to the East of Lakeview Caravan Park
Cummings Hall Lane
Noak Hill, Romford RM3 7LE
2. The Company Secretary
Best Holdings (UK) Ltd
Company reg. no. 08383054
88-98 College Road
Harrow, HA1 1RA
3. The Company Secretary
Wyldecrest Parks (Management) Ltd
Wyldecrest House
857 London Rd
Grays RM20 3AT
4. The Occupiers
Mobile Home
1 Kempster Way
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
5. The Occupiers
Mobile Home
2 Kempster Way
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
6. The Occupiers
Mobile Home
3 Kempster Way
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
7. The Occupiers
Mobile Home
2a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
8. The Occupiers
Mobile Home
6a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE

9. The Occupiers
Mobile Home
12a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE

10. The Occupiers
Mobile Home
12b Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE

11. The Occupiers
Mobile Home
14a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE

Copies of this Enforcement Notice are also being served on the following addresses for the purposes of information:

The Occupiers
50, 53, 55, 56, 57, 58, 75, 76, 77, 78, Baxter Gardens, Romford, RM3 7TR.

The Occupiers
43, 44, 45, 46, 47, 48, 49, Bryant Row, Romford, RM3 7LE.

The Occupiers
Lakeview Home Park, Cummings Hall Lane, Noak Hill, Romford.

The Occupiers
2, 3, 4, 5, 6, 7, 8, 10, 14 Layborne Avenue, Romford, RM3 7TP.

The Occupiers
6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16A, 18, 19, 20, 22, 26, 28, 30, 32, 33, 34, 36
Long Meadow, Romford, RM3 7TZ.

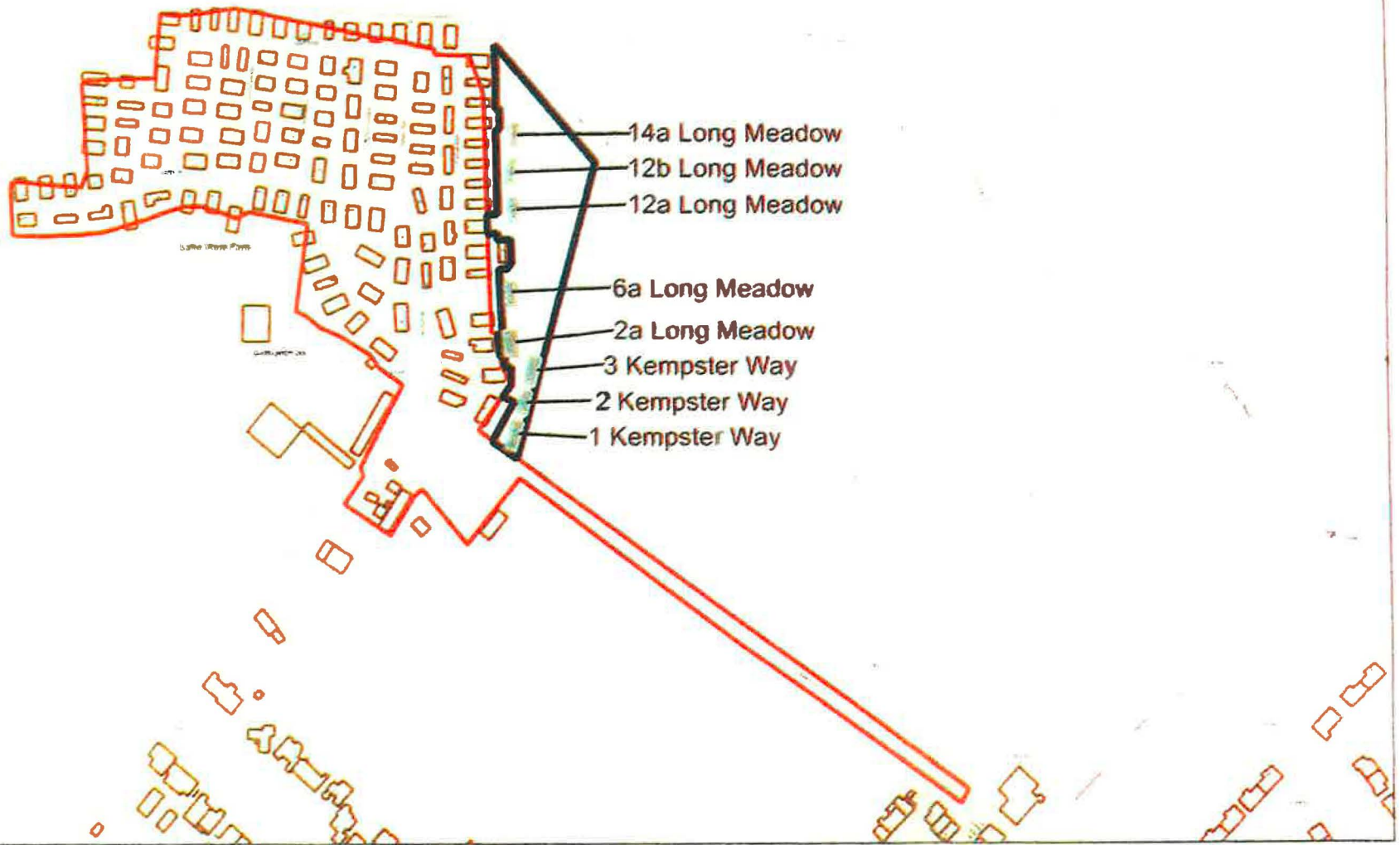
The Occupiers
1, 2, 2A, 3, 4, 5, 6, 7, 8 Meadow Close, Romford, RM3 7TZ.

The Occupiers
1, 1A, 2, 3, 4, 5, 6, 12, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 80, 81,
83, 84, 85, 87, 89, 90, 91, 92, 93, 101, 102, 103, 104, 106, 108, 110, 111, 112, 114,
115, 116, 118, 119, 120, 121, 122, North End, Romford, RM3 7TW.

The Occupiers
1, 2, 3, 4, 5, 7, 8, 9, 10, 11, Taylor Gardens, Romford, RM3 7TT.

The Occupiers
1, 2, 3, 4, 5, 6, 120, 123, 124, 127, 128, 130, The Green, Romford, RM3 7TS.

The Occupiers
2 The Bungalow, The Green, Romford, RM3 7TS.



Land to east of Lakeview Caravan Park

PLAN A

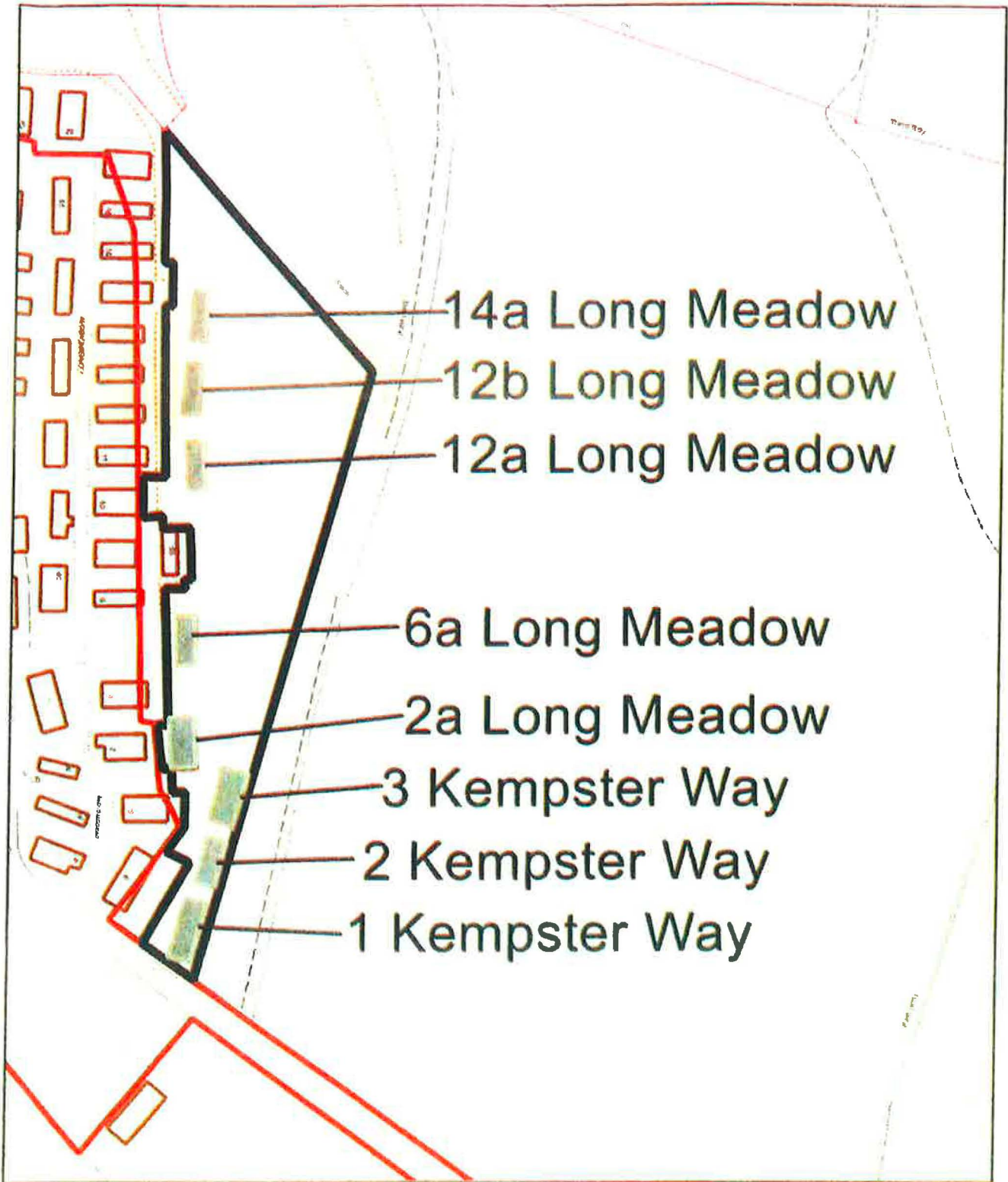


Scale: 1:2000
Date: 14 December 2017



London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 454343

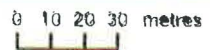
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Land East of Lakeview Caravan Park **PLAN B**



Scale: 1:1250
Date: 14 December 2017



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

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