

RE: CASH GENERATOR LTD 15 SOUTH STREET ROMFORD RM1 1NJ

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

- TO:**
1. The Owner of the said land
 2. The Occupier of the said land
 3. Cash Generator Limited
15 South Street
Romford
RM1 1NJ
 4. Company Secretary Cash Generator Limited
Express Trading Estate
Stone Hill Road
Farnworth Road
Bolton BL4 9TP
 5. Company Secretary Scooba Investments Limited
C/O Klimt & Co, 49 Welbeck Street,
London W1G 9XN
 6. Company Secretary Aviva Commercial Finance Limited
Sentinel House
37 Surrey Street
Norwich NR1 3UY

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**

The land at 15 South Street Romford RM1 1NJ shown hatched in black on the attached plan the freehold title of which is registered at HM Land Registry under Title Number EGL123415 ("the Land").

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

Without planning permission, the erection of a boxed roller-shutter to the ground floor front of the shop premises and without planning permission the installation of unauthorised uPVC cladding covering the first floor windows facing South Street, Romford.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breaches of planning control have occurred within the last four years. The installation of the boxed roller-shutter and the installation of the uPVC cladding covering the first floor windows were substantially completed less than four years ago. The site lies within the Romford Conservation Area. The roller-shutter with its associated box appears as a dominant addition to the shop-front as does the uPVC cladding covering the first floor window and these additions are visually intrusive in the streetscene and fail to enhance or preserve the character of the Conservation Area. It is contrary to development plan policies and harmful to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome the adverse visual impact on the streetscene and the failure to preserve or enhance the character of the Conservation Area.

In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to the following policies of the Local Development Framework: policies DC61, DC68 and the Havering Shopfront Design SPD 2013.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove from the Land the unauthorised uPVC cladding covering the windows at first floor level facing onto South Street, Romford

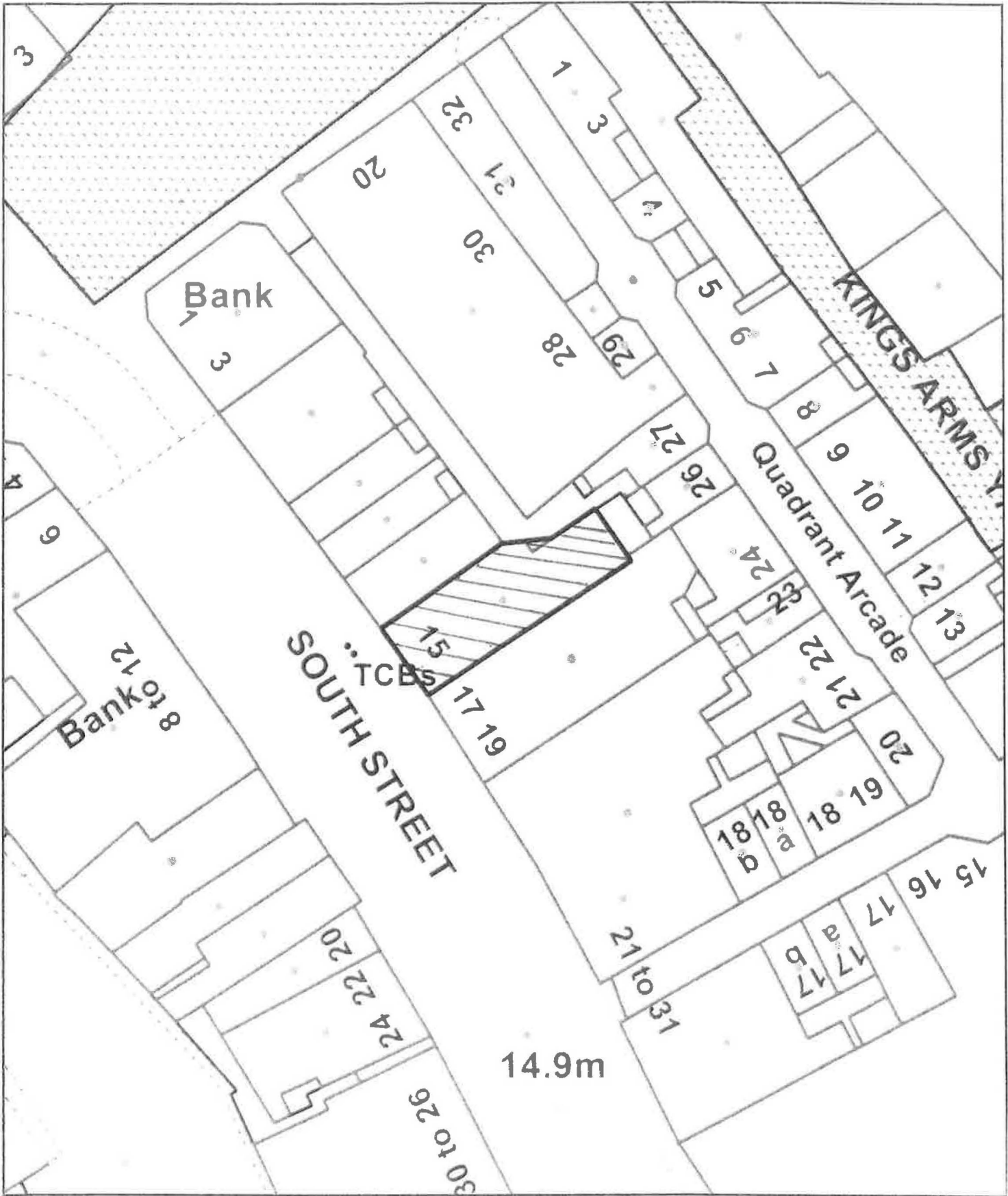
Time for compliance: 3 months from the effective date of this notice.

- (ii) Restore the windows at first floor level facing South Street, Romford as they were prior to the cladding being installed

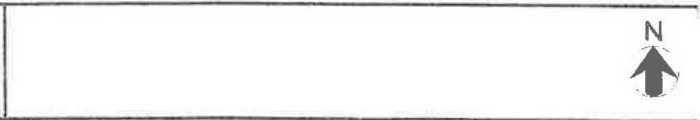
Time for compliance: 3 months from the effective date of this notice.

- (iii) Remove from the Land the unauthorised box roller-shutters to the ground floor front of the shop premises facing South Street, Romford

Time for compliance: 3 months from the effective date of this notice.



Cash Generator 15 South Street Romford



Scale: 1:500
Date: 15 July 2014

Havering
LONDON BOROUGH

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

© Crown copyright and database rights 2014
Ordnance Survey 100024327

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 6th April 2015, unless an appeal is made against it beforehand

Dated: 2nd March 2015

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 6th April 2015. 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 6th April 2015 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 20th March 2015.

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.

GROUNDINGS 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 £195 is payable both to the Secretary of State and to the Council, making the total fees payable £390. 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 Owner of the said land
2. The Occupier of the said land
3. Company Secretary Cash Generator Limited
15 South Street
Romford
RM1 1NJ
4. Company Secretary Cash Generator Limited
Express Trading Estate
Stone Hill Road
Farnworth Road
Bolton BL4 9TP
5. Company Secretary Scooba Investments Limited
C/O Klimt & Co, 49 Welbeck Street,
London W1G 9XN
6. Company Secretary Aviva Commercial Finance Limited
Sentinel House
37 Surrey Street
Norwich NR1 3UY