

RE: 5 PLAYFIELD AVENUE, ROMFORD RM5 3LD

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. Mr Simon Peter Warner, 5 Playfield Avenue, Romford, RM5 3LD
 4. The Royal Bank of Scotland PLC (Scot.co. Regn. No SC90312) of First Active, 1st Floor, 7-10 Brindley Place, Birmingham B1 2TZ and of DX 13200 Birmingham.

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 and property at 5 Playfield Avenue, Romford, RM5 3LD (registered under title EGL9466) shown hatched black on the attached plan (hereinafter called "the land")

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

Without planning permission unauthorised operational development comprising construction of a boundary wall.

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 making its decision to issue this Notice the Council considered that the impact the unauthorised wall on the living conditions of neighbouring residents with particular

reference to its dominance and visual appearance in the street-scene, the open character of the area and highways issues of obstruction of view to on-coming traffic and vehicles in Erith Crescent resulting in adverse impact on pedestrian safety and security. The following policies of the Local Development Framework, Core Strategy and Development Control Policies (LDF), DC34 and DC61 as well as the Supplementary Design Guidance (Residential Extensions and Alterations) are material in considering the unauthorised development.

WHAT YOU ARE REQUIRED TO DO

- (i) Reduce the height of boundary wall to the front, side and rear of the property indicated by a bold black line on the plan attached, to a maximum of one metre above ground level.

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

- (ii) Remove from the land all waste and building rubble resulting from compliance with the above requirement.

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 3rd January 2014, unless an appeal is made against it beforehand

Dated: 22nd November 2013

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 3rd January 2014. 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 3rd January 2014 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

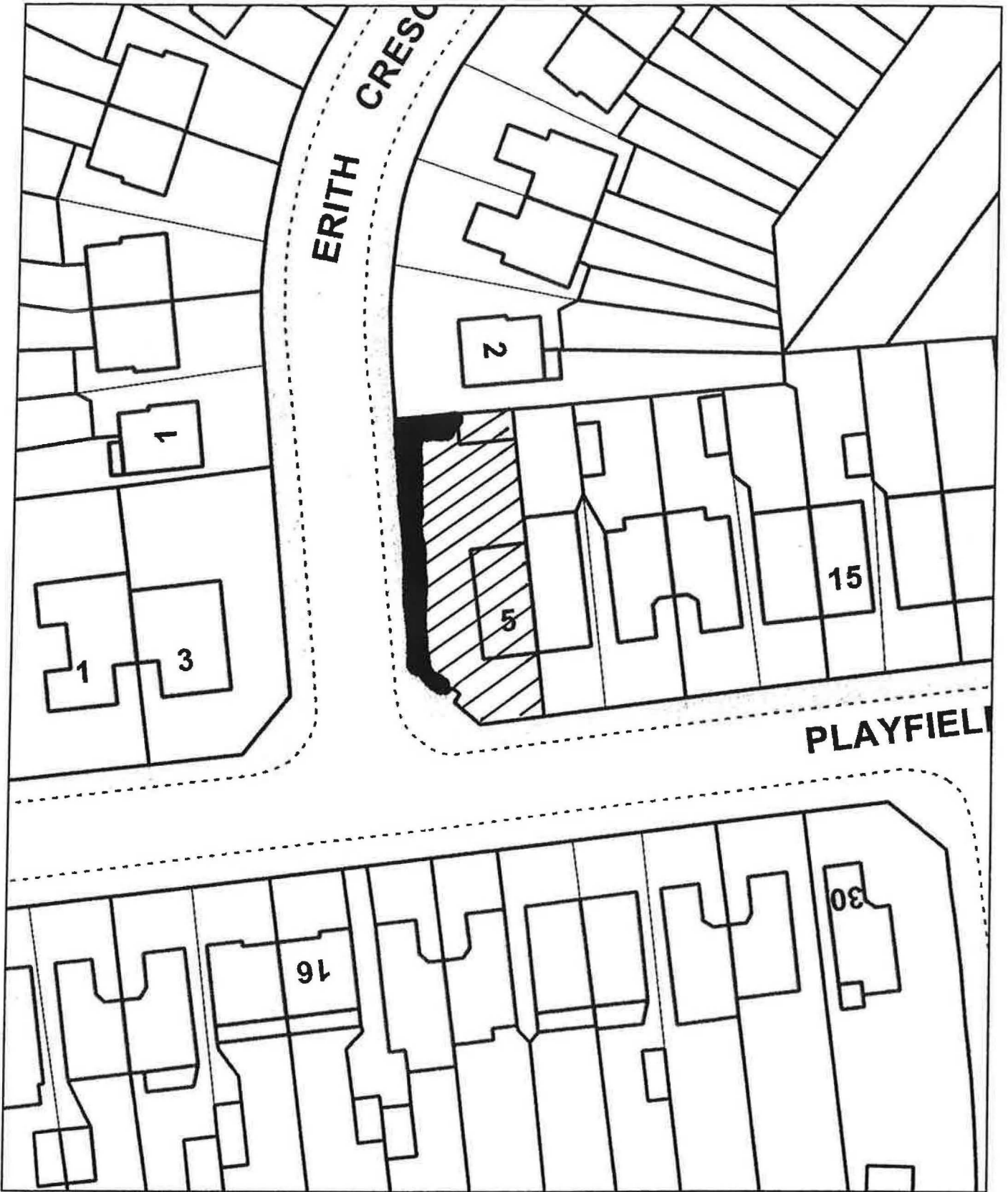
You can appeal against this Notice, but any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Secretary of State before 3rd January 2014. If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

GROUND OF APPEAL

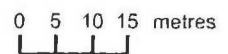
The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one of the following grounds:-

- (a) That, in respect of any breach of planning control which may be constituted by the matters stated in this 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 served as required by Section 172;
- (f) That, steps required by the notice to be taken ,or the activities required by the notice 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 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.



Scale: 1:500
 Date: 02 October 2013
 Size: A4



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

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PLANNING APPLICATION FEE

If you intend to appeal against the notice on ground (a) – that planning permission should be granted for the unauthorised development – then a fee of £344 is payable to the Council. If the fee is 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 him, 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 Mr Simon Peter Warner, 5 Playfield Avenue, Romford, RM5 3LD
4. The Royal Bank of Scotland PLC (Scot.co. Regn. No SC90312) of First Active, 1st Floor, 7-10 Brindley Place, Birmingham B1 2TZ and of DX 13200 Birmingham.