

**WITHDRAWN**

**Notice A**

**RE: 178 CROW LANE, ROMFORD, RM7 0ES**

**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. GEO Copsey & Co Limited of 178 Crow Lane, Romford, Essex RM7 0ES
  4. GEO Copsey & Co Limited of Riverside House, 1-5 Como Street, Romford, Essex RM7 7DN
  5. The Royal Bank of Scotland PLC of 3-5 Western Road, Romford, Essex RM1 3JL
  6. The Royal Bank of Scotland PLC of 36 St Andrew Square, Edinburgh, United Kingdom, EH2 2YB

**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 178 Crow Lane, Romford, RM7 0ES shown edged bold black on the attached Plan titled "178 Crow Lane, Romford".

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

Without planning permission, the erection of a steel clad building, edged bold black and cross hatched on the attached Plan titled "Notice A – Steel Clad Building – 178 Crow Lane, Romford".

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. The steel clad building was substantially completed less than four years ago. The site is within the area identified in the Local Development Framework as Metropolitan Green Belt. Assessed against national planning policy contained in PPG2, the

building is inappropriate development in the Green Belt and, given its bulk and size, has an adverse impact on the openness of the Green Belt.

In making its decision to issue this Notice the Council considered that the unauthorised development is contrary to the following policies of the Local Development Framework: Policy DC45.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Demolish and remove the steel clad building from the land.

Time for compliance: 6 months from the effective date of this notice.

- (ii) Remove from the land all building materials and rubble arising from compliance with the first requirement above.

Time for compliance: 6 months from the effective date of this notice.

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 29<sup>th</sup> June 2012, unless an appeal is made against it beforehand

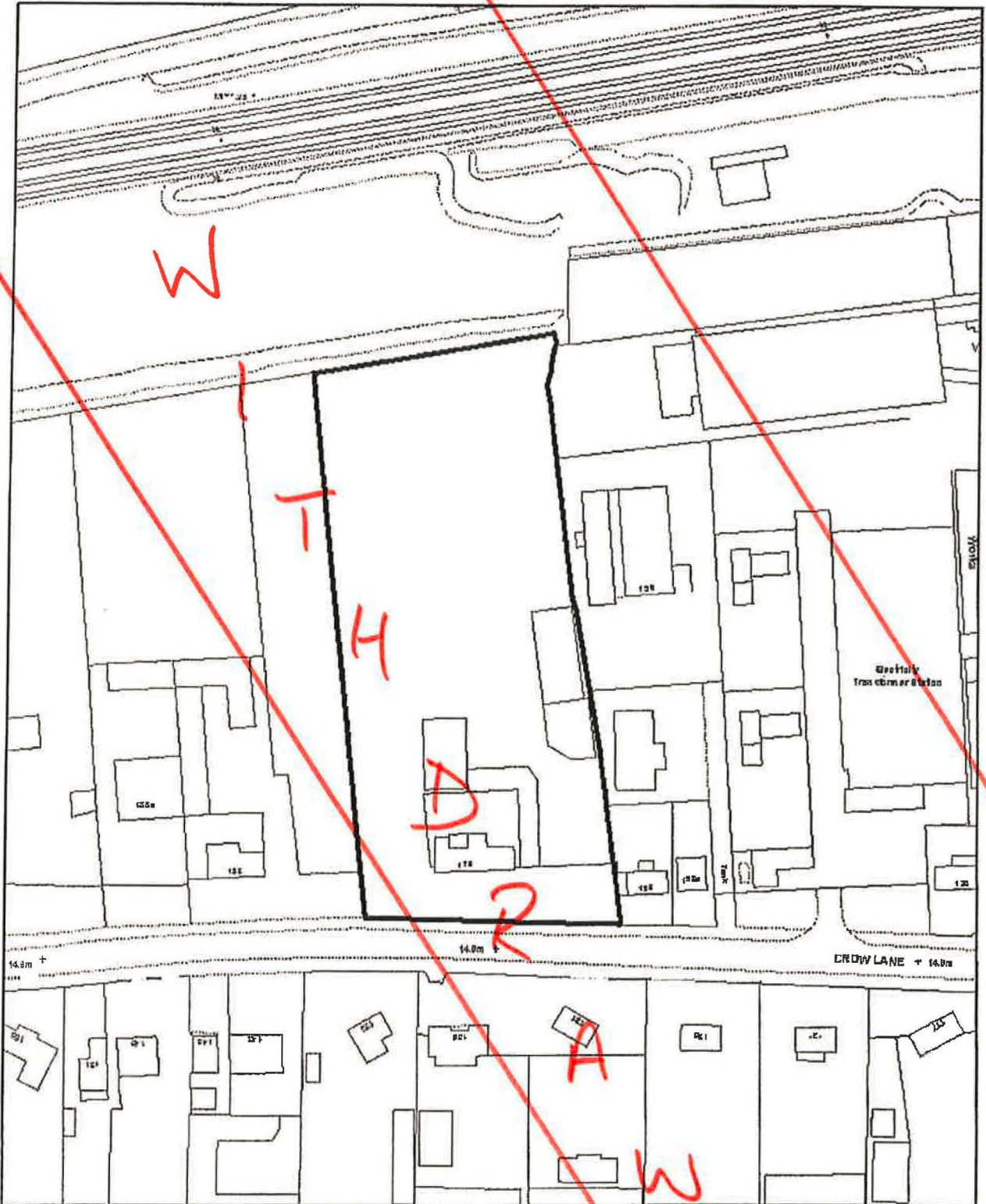
Dated: 12<sup>th</sup> January 2012

Signed:



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

**WITHDRAWN**



178 Crow Lane, Romford

Map Reference: TQ4987NE

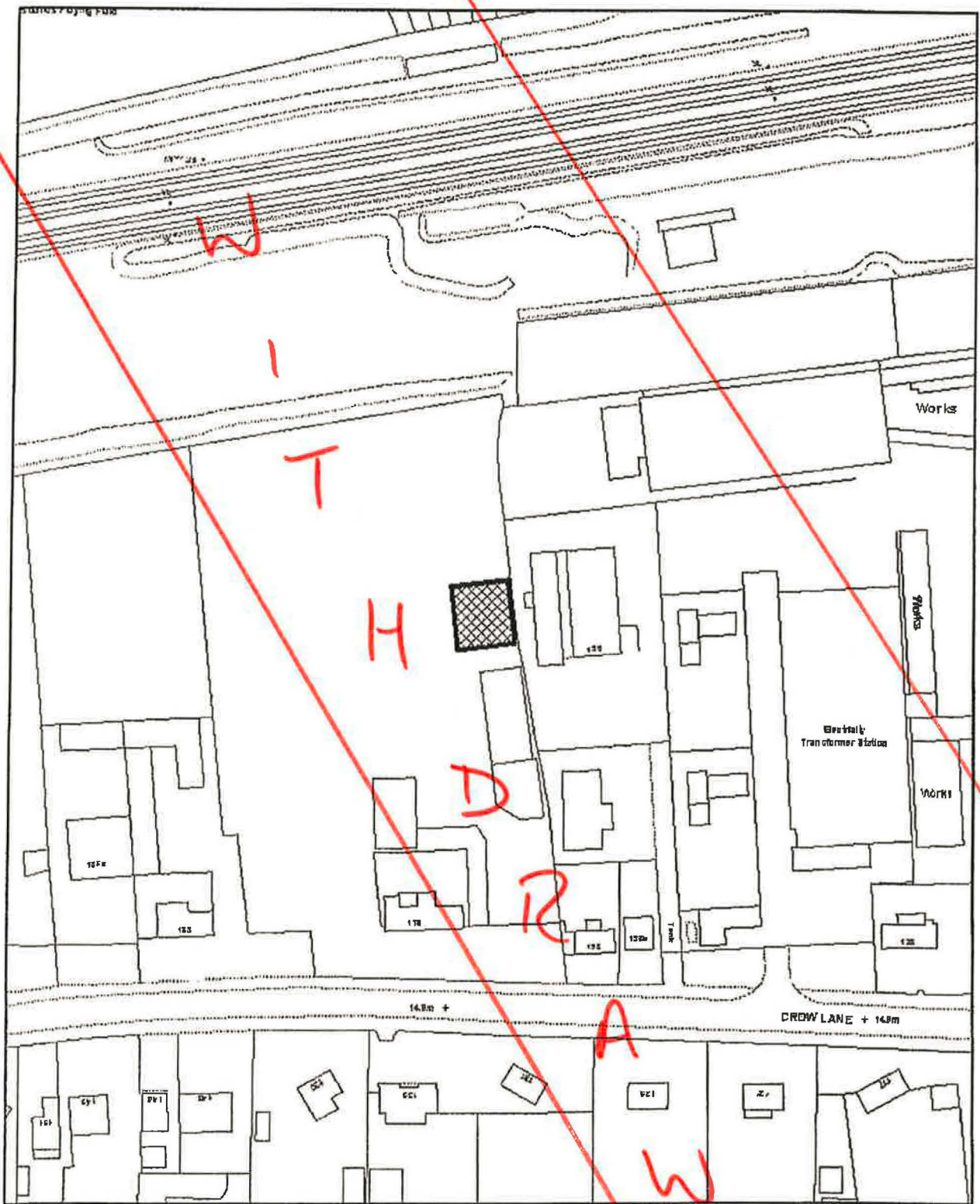


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Date: 20/12/2011



London Borough of Havering  
Town Hall, Main Road  
Romford, RM1 3BD  
Tel: 01700 400000

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Notice A - Steel Clad Building - 178 Crow Lane, Romford Map Reference: TQ4987NE

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## **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by the 29th June 2012. 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 29th June 2012 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.**

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## EXPLANATORY NOTES

### STATUTORY PROVISIONS

A summary of Sections 171A, 171B, 171C, 171D 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 on or before 29th June 2012.

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 - then a fee of £1340 is payable both to the Secretary of State and to the Council, making the total fees payable £2680. If the fees are not paid then that ground of appeal will not be valid.

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### 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. GEO Copsey & Co Limited of 178 Crow Lane, Romford, Essex RM7 0ES
4. GEO Copsey & Co Limited of Riverside House, 1-5 Como Street, Romford, Essex RM7 7DN
5. The Royal Bank of Scotland PLC of 3-5 Western Road, Romford, Essex RM1 3JL
6. The Royal Bank of Scotland PLC of 36 St Andrew Square, Edinburgh, United Kingdom, EH2 2YB

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Notice B

**WITHDRAWN**

**RE: 178 CROW LANE, ROMFORD, RM7 0ES  
and affecting part of title number RX35847 known as land at Unit 1, 178, Crow  
Lane, Romford, RM7 0ES**

**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
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**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 178 Crow Lane, Romford, RM7 0ES and affecting part of title number RX35847 known as land at Unit 1, 178, Crow Lane, Romford, RM7 0ES originally know as land at 23 Crow Lane, Romford, RM7 0EL shown edged bold black on the attached Plan titled "178 Crow Lane, Romford".

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

Without planning permission, the erection of a canopy building structure, edged bold black and cross hatched on the attached Plan titled "Notice B – Canopy Building – 178 Crow Lane, Romford".



**WITHDRAWN**

**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. The canopy structure was substantially completed less than four years ago. The site is within the area identified in the Local Development Framework as Metropolitan Green Belt. Assessed against national planning policy contained in PPG2, the building is inappropriate development in the Green Belt and, given its bulk and size, has an adverse impact on the openness of the Green Belt.

In making its decision to issue this Notice the Council considered that the unauthorised development is contrary to the following policies of the Local Development Framework: Policy DC45.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Remove the canopy building from the land.

Time for compliance: 6 months from the effective date of this notice.

- (ii) Remove from the land all building materials and rubble arising from compliance with the first requirement above.

Time for compliance: 6 months from the effective date of this notice.

**6. WHEN THIS NOTICE TAKES EFFECT**

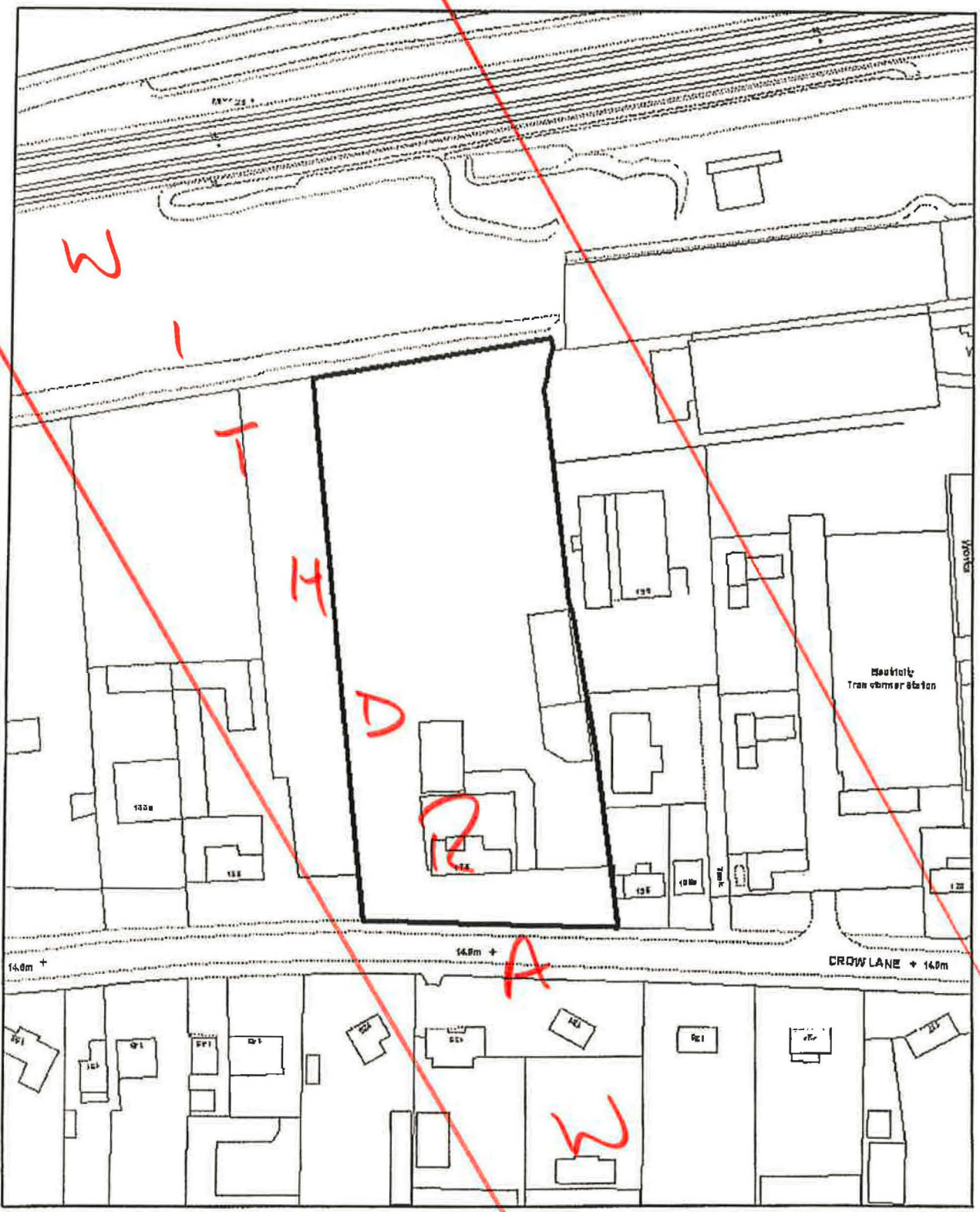
This Notice takes effect on 29<sup>th</sup> June 2012, unless an appeal is made against it beforehand

Dated: 12<sup>th</sup> January 2012

Signed:



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



178 Crow Lane, Romford

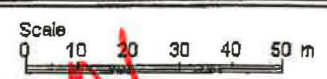
Map Reference: TQ4987 NE






  
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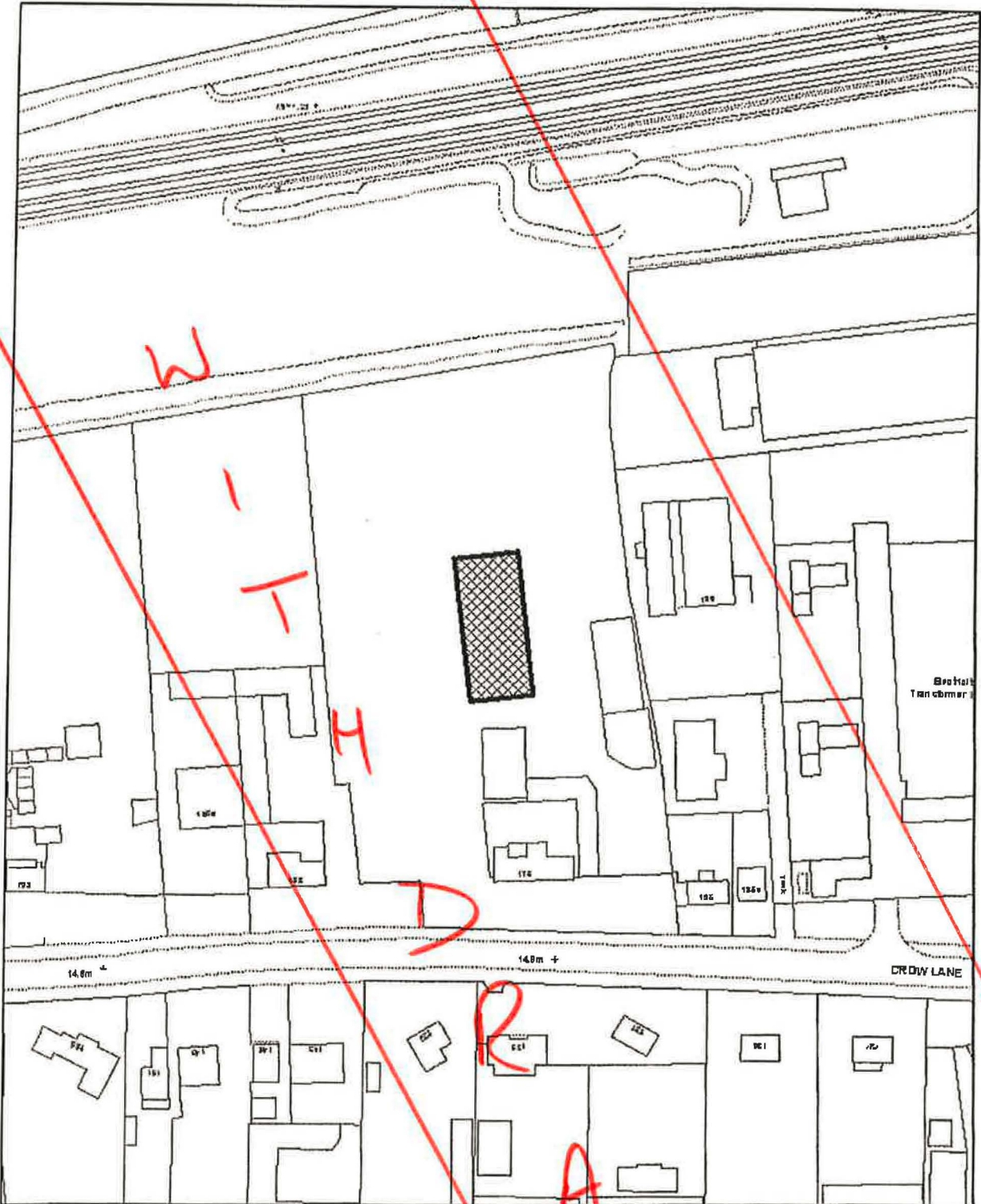
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 LONDON BOROUGH OF

London Borough of Havering  
 Town Hall, Main Road  
 Romford, RM1 3BD  
 T: 01700 421210

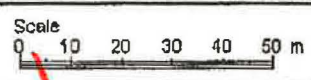
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Notice B - Canopy Building - 178 Crow Lane, Romford Map Reference: TQ4987NE



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Date: 20/12/2011



London Borough of Havering  
Town Hall, Main Road  
Romford, RM1 3BD  
Tel: 0208 494000

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### **PLANNING APPLICATION FEE**

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £2680 is payable both to the Secretary of State and to the Council, making the total fees payable £5360. If the fees are not paid then that ground of appeal will not be valid.

## STATEMENT ON GROUNDS OF APPEAL

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