

RE: Land at 13 BRIDGE CLOSE, ROMFORD, ESSEX, RM7 0AU

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. The Company Secretary, c/o Mr Ian Stephenson, Lintgroup, 245 Wycliffe House, Cranbrook Road, Ilford, IG1 4TD
 4. Tarsaim Chand and Rizwan Patel, 245/247 Wycliffe House, Cranbrook Road, Ilford, IG1 4TD
 5. The Company Secretary, National Westminster Bank PLC (Co. Reg. No. 929027) PO Box 2401, First Floor, 10 South Street, Romford, RM1 1BD
 6. Mr Olajide Kotun, Trustee, Celestial Church of Christ, Rehoboth Parish, 13 Bridge Close, Romford, Essex, RM7 0AU
 7. Ms Juliana Terry, Trustee, Celestial Church of Christ, Rehoboth Parish, 13 Bridge Close, Romford, Essex, RM7 0AU
 8. Mr Isaac Ogunfayo, Trustee, Celestial Church of Christ, Rehoboth Parish, 13 Bridge Close, Romford, Essex, RM7 0AU
 9. Mr Oladtn Ogunewu, Trustee, Celestial Church of Christ, Rehoboth Parish, 13 Bridge Close, Romford, Essex, RM7 0AU
 10. Mr Sunday Opayemi, Trustee, Celestial Church of Christ, Rehoboth Parish, 13 Bridge Close, Romford, Essex, RM7 0AU
 11. Celestial Church of Christ, 94 Fitzstephen Road, Dagenham, Essex, RM8 2YL
 12. Mr Oluyemi Adesyian, 13 Bridge Close, Romford, RM7 0AU

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 property and land at 13 Bridge Close, Romford, Essex, RM7 0AU as shown edged black on the attached plan (hereinafter called "the Land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of use of the said Land from Class B1 (offices) and Class B8 (storage and distribution) to a place of worship and assembly Class (D1).

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years. It is considered that the use of the premises for assembly and place of worship, by reason of insufficient on site parking has resulted in a material increase in on street parking causing likely traffic flow problems contrary to Policies DC26, DC32, DC33 and DC61 of the Development Control Policies Development Plan Document.

It is further considered that the noise and disturbance caused by the nature of the use in conjunction with evening, Sunday and Bank Holiday operating hours is having a detrimental impact on the amenities of occupiers of adjacent and nearby properties contrary to Policies DC26, DC55 and DC61 of the Development Control Policies Development Plan Document.

5. WHAT YOU ARE REQUIRED TO DO

1. Stop using the Land as a place of worship and assembly.

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

2. Remove from the Land all equipment including seating, audio and amplified equipment and musical instruments associated with the unauthorised use.

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

3. Restore the Land back to its authorised use for B1 (offices) and B8 (storage and distribution) use.

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 23rd June 2011, unless an appeal is made against it beforehand

Signed:



Dated: Thursday 12th May 2011

Authorised Officer

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

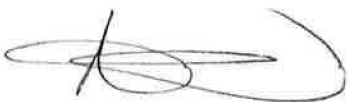
YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by 23rd June 2011. 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 23rd June 2011 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.



13/5/11

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 23rd June 2011. The "Enforcement Appeals, Guide to Procedure" information on the Planning Inspectorate website sets out your rights. If you appeal you should use the enclosed Notices. Two copies are for you to send to the Secretary of State if you decide to appeal. The other is for you to keep for your records. You should also send the Secretary of State a copy of the Enforcement Notice.

GROUNDINGS OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1991 and are also set out in the enclosed appeal information.

PLANNING APPLICATION FEE

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised use - then a fee of £335 is payable **both** to the Secretary of State **and** to the Council. If the fees are not paid then that ground of appeal will not be valid.

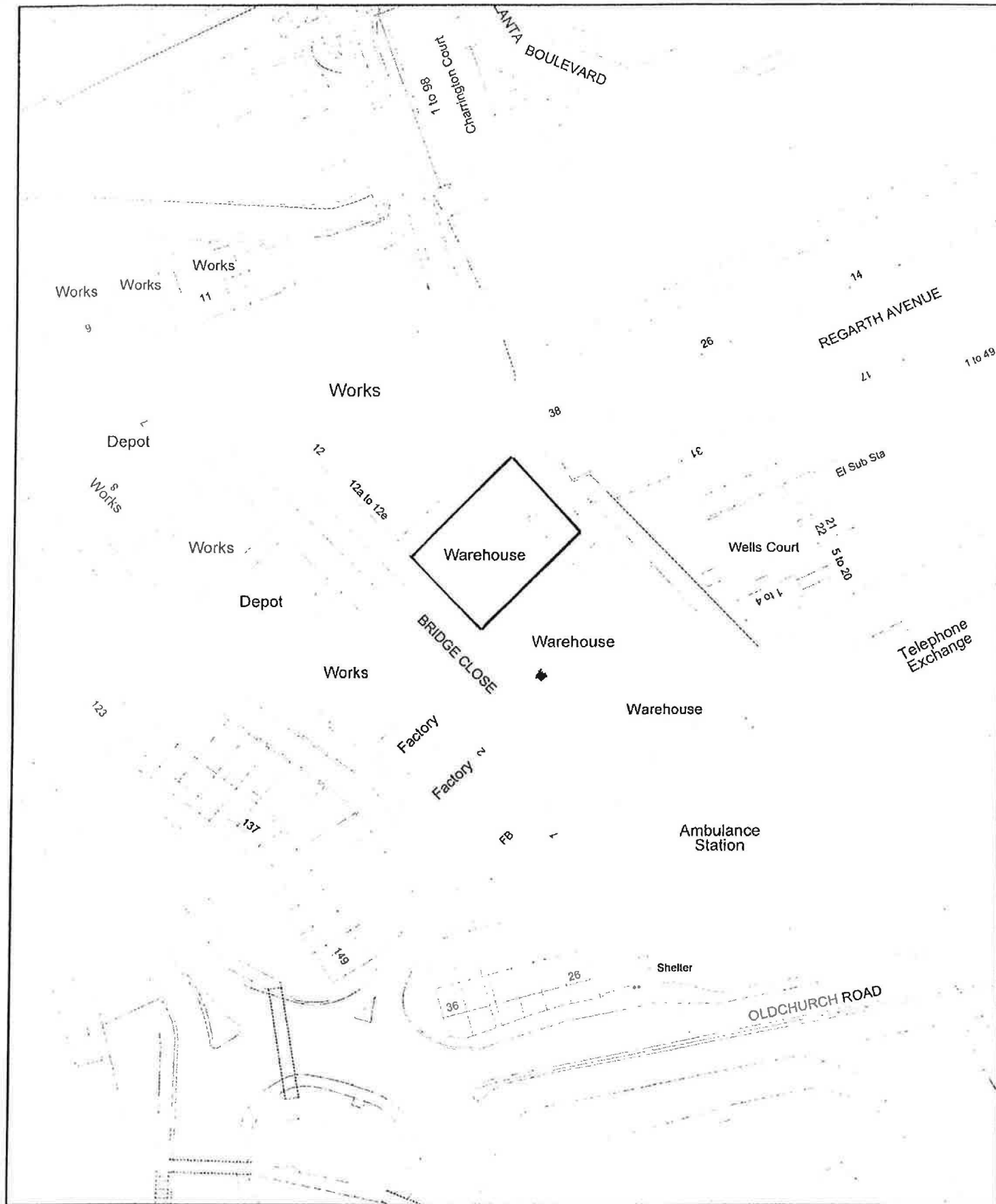
STATEMENT ON GROUNDINGS OF APPEAL

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:

- ◆ The Owner of the said Land
- ◆ The Occupier of the said Land
- ◆ The Company Secretary, c/o Mr Ian Stephenson, Lintgroup, 245 Wycliffe House, Cranbrook Road, Ilford, IG1 4TD
- ◆ Tarsaim Chand and Rizwan Patel, 245/247 Wycliffe House, Cranbrook Road, Ilford, IG1 4TD
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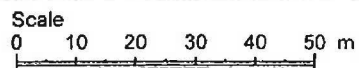


13 Bridge Close

Map Reference: TQ5188SW



Scale @ A4 1:1250
Date: 29/03/2011



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

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