

RE: LAND AND PREMISES AT 29 MAIN ROAD ROMFORD RM1 3DD

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. Pastor Mary Afolabi, 43 Tennyson Way, Hornchurch, RM12 4BU
 4. Redeemed Christian Church of God (RCCG), Jubilee House for all Nations, 29 Main Road Romford RM1 3DD
 5. Holdenby Properties Limited (incorporated in British Virgin Islands) of PO Box 3175, Road Town, Tortola, British Virgin Islands
 6. Holdenby Properties Limited (incorporated in British Virgin Islands), 17 Avenue De La Costa, BP167, 98003, Monaco, Cedex
 7. The Company Secretary, Lloyds TSB Bank PLC (Co . Regn . No . 2065), Dept 1102 of Corporate Customer Service, 4th Floor, 6/7 Park Row, Leeds LS1 5LB.

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 premises at 29 Main Road Romford Essex RM1 3DD shown cross hatched black on the attached plan (hereinafter called “ the Land “)

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

Without planning permission material change of use of the said Land from office use to a place of assembly and worship

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. The policy consideration is Policy DC26 of the Havering Core Strategy and Development Control Policies Development Plan Document. It states planning permission for new community facilities will only be granted where they do not have a significant adverse effect on residential character and amenity. The unauthorised use causes considerable harm to the residential character and amenity of the area, causing noise and disturbance to residents, including hours of operation. The unauthorised use also causes problems with access, car parking and car parking standards which are against Policies DC33 (car parking) and Annex 5 (car parking standards) of the Havering Core Strategy and Development Control Policies Development Plan Document.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Stop using the Land as a place of assembly and worship

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

- (ii) Remove from the Land all equipment, including seating, audio and amplifier equipment and musical instruments, associated with the unauthorised use.

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

- (iii) Restore the Land back to its authorised general office use

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

- (iv) Remove from the Land all materials, including building materials, and rubble resulting from compliance with requirements (i) to (iii) above

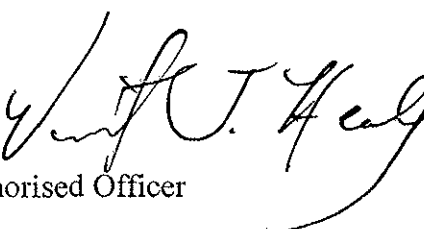
Time for compliance : 3 months from the effective date of this notice

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 15th February 2010, unless an appeal is made against it beforehand

Dated: 5th January 2010

Signed:


Authorised Officer

on behalf of London Borough of Havering

Town Hall
Main Road
Romford RM1 3BD

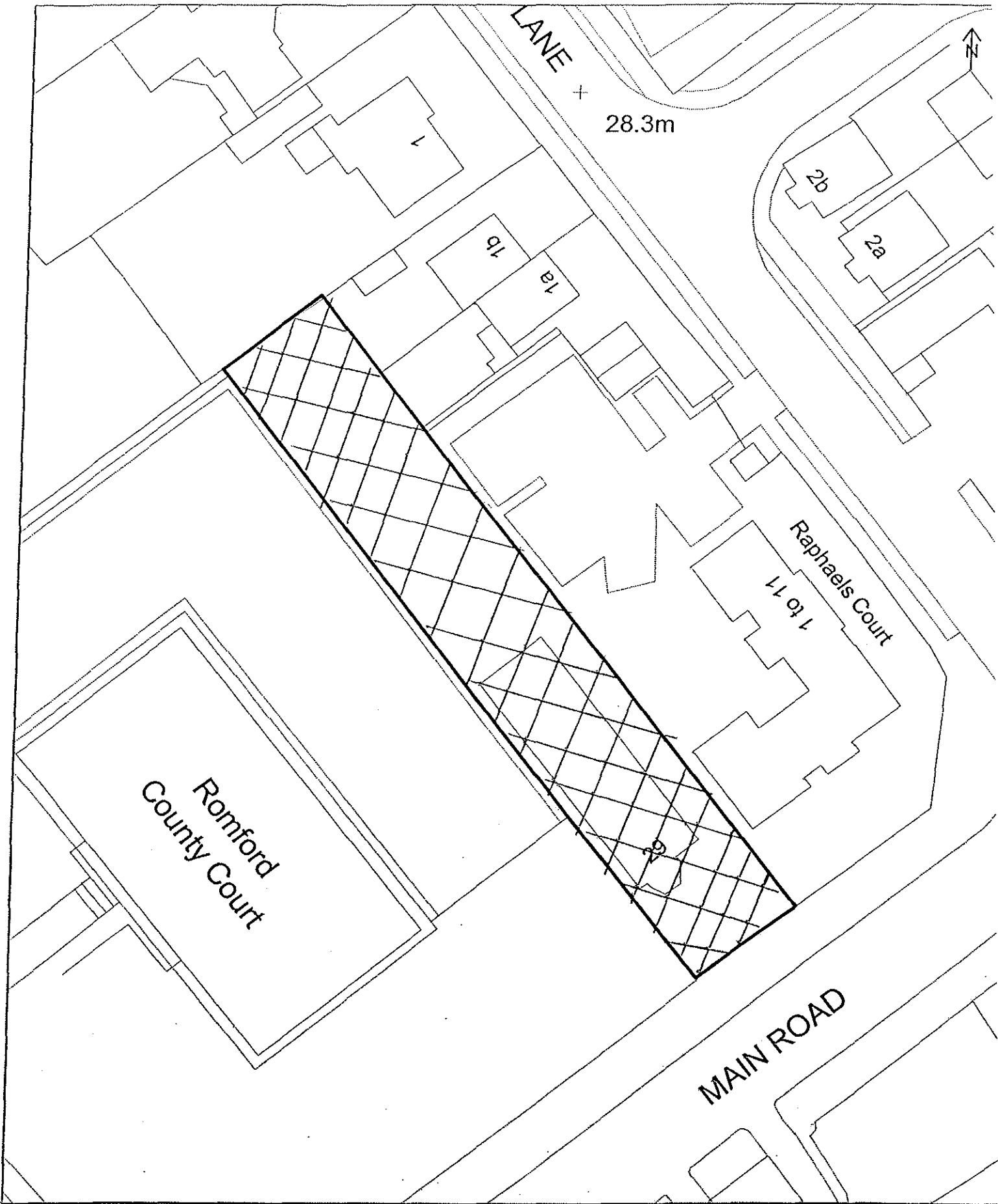
YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 15th February 2010. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 15th February 2010 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.



29 Main Road, Romford.



Scale @ A4 1:500

London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 404442

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