

RE: 137 MARKS ROAD, ROMFORD, RM7 7AF

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. Gurdev Singh, 137 Marks Road, Romford, RM7 7AF
 4. The Company Secretary, Lancelot Management Limited, 3rd Floor, Sterling House, Langston Road, Loughton, Essex IG10 3TS

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 dwelling and associated land at 137 Marks Road, Romford shown edged in black on the attached plan ("the Land").

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

Without planning permission, a material change of use from the authorised use as a single dwelling to two independent self contained flats.

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 unauthorised change of use has a material harmful impact on occupiers of the adjoining properties by reason of noise and disturbance, on highway safety grounds, by virtue of the lack of off street parking and insufficient amenity space providing a poor living environment for the occupiers of the flats.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems. In making its decision to issue this Notice the Council considered that the unauthorised use is contrary to the following policies of the Havering Local Development Framework Development Control Policies Development Plan Document DC2, DC4, DC33, DC61 and Annex 6 and the Council's Supplementary Planning Guidance for Residential Amenity Space.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Stop using the property on the Land as two independent self contained residential flats and return the use to that of a single residential house.

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

- (ii) Remove all materials (including building materials) equipment installations and constructions (including internal partitions) brought onto the Land in association with the unauthorised conversion.

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

- (iii) Remove all rubble, apparatus, machinery brought onto the Land in association with the unauthorised conversion and resulting from compliance with step (i) above.

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 15th June 2009, unless an appeal is made against it beforehand

Dated: 11th May 2009

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 15th June 2009. Further details are given on the information sheet from the Planning Inspectorate which accompanies this Notice. The enclosed booklet "Enforcement Appeals - A guide to Procedure" also 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 June 2009 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 15th June 2009.

If you intend to appeal this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

GROUNDINGS OF APPEAL

Under 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 or, 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 the 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 of these grounds may be relevant to you.

PLANNING APPLICATION FEE

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £335.00 is payable both to the Secretary of State and to the Council, the total fees payable would be £670.00. 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 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:

- TO:**
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 2. The Occupier of the said land
 3. Gurdev Singh, 137 Marks Road, Romford, RM7 7AF
 4. The Company Secretary, Lancelot Management Limited, 3rd Floor, Sterling House, Langston Road, Loughton, Essex IG10 3TS

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MARKS ROAD



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Map Reference: TQ5088NE
Date: 23/01/2009

Scale: 1:223



137 Marks Road Romford



London Borough of Havering
Planning Department
Mercury House, Mercury Gardens
Romford, RM1 3SL
Tel: 01708 434343

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