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IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

BREACH OF CONDITIONS NOTICE

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

The Owners / Occupiers
Land adjacent to 350 St Marys Lane, The Chase
Upminster RM14 3HL

Holly Meadows Limited
(incorporated in Isle of Man)
Grosvenor House 66-67 Athol Street Douglas Isle of Man IM1 1JE

Landcourt Limited
8th Floor
167 Fleet Street London EC4A 2EA

Kevin Patrick O'Sullivan
Purgess Lodge
Chivers Road Stondon Massey, Brentwood Essex CM15 0LL

Eileen O'Sullivan
82 Hoe Lane
Abridge Romford , RM4 1AU

P O'Sullivan
11 Cloudesley Square
London N1 0HT

Mr Frank Nash
Magnolia House
The Chase Upminster RM14 3YB

Mrs Josephine Nash
Magnolia House
The Chase Upminster RM14 3YB

The Owners / Occupiers
Magnolia House
The Chase Upminster RM14 3YB

Mr Mark John Wright
Harefield House
The Chase Upminster RM14 3YB

Mrs Leah Jayne Wright
Harefield House
The Chase Upminster RM14 3YB

The Owners / Occupiers
Harefield House
The Chase Upminster RM14 3YB

Mrs Phimphone Biggs
Woodside House
350 St Marys Lane Upminster RM14 3HL

The Owners / Occupiers
Woodside House
350 St Marys Lane Upminster RM14 3HL

1. **THIS IS A FORMAL NOTICE** which is issued by the Council, under section 187A of the above Act because they consider that conditions imposed on a grant of planning permission, relating to the land described below have not been complied with. It considers that you should be required to comply with the conditions specified in this notice.

2. **THE LAND AFFECTED BY THE NOTICE**

The site is a large piece of land located on the southern side of St Marys Lane, Upminster known as meadow land shown hatched in black in the attached plan. The Land Registry Title Number is EGL 71400. To the east of the land are three detached residential units known as Harefield House, Magnolia House and Woodside House. To the west of the land is a school. The site is within the land designated as part of the Metropolitan Green Belt and also part of the Cranham Conservation Area.

The site has gated access from St Marys Lane, Upminster and is currently undeveloped.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates to is for permission granted under ref: P1401.11 for the demolition of the existing barn structure, removal of existing hard surfacing and the construction of three detached dwellings. This permission was granted with conditions on 14th February 2012.

4. **THE BREACH OF CONDITIONS**

Without the benefit of planning permission:

Failure to discharge condition 19 of planning permission ref: P1401.11.

Condition 19

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping for the open area of Green Belt which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. Reason for Service of Notice:

It is considered expedient and necessary to serve a Breach of Condition Notice to gain compliance with the relevant conditions of planning permission ref: P1401.11.

6. THE FOLLOWING ACTIVITIES ARE TO CEASE TO SECURE COMPLIANCE WITH THE CONDITIONS

Within 28 days from the date of service of this notice:

Submit a planning application to discharge Condition 19 of Planning permission ref: P1401.11

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect immediately it is served on you or you receive it by postal delivery.

Dated: 24th August 2018



David Colwill

Position: Team Leader Planning Enforcement and Appeals

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall
Main Road Romford RM1 3BD

WARNING

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is £1,000 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with the *Onkar Bhogal, Principal Planning Enforcement Officer, Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 431587)*.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you on what this procedure involves.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE



Lnad adj. to 350 St Marys lane Upminster N
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	<p>Scale: 1:1000 Date: 13 August 2018 Size: A4</p>
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