

**RE: Land at end of Benskins Lane Noak Hill Romford Essex
adjacent to 'Curtis Plantation'**

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. Mr JFM Taylor
Parkways
244 Kings Drive
Eastbourne
East Sussex
BN21 2XE
 2. Mrs APA Taylor
Parkways
244 Kings Drive
Eastbourne
East Sussex
BN21 2XE
 3. Mrs JL Thursting
Railway Sidings
North Ockendon
Essex
RM14 2TR
 4. Miss Mary Ann O'Connor
70 Lower Bedfords Road
Romford
RM1 4DG
 5. Mr T O'Connor
Land at the end of Benskins Lane
Noak Hill
Romford
Essex
 6. Mr Price
Land at end of Benskins Lane
Noak Hill
Romford
Essex

7 Mrs Price
Land at end of Benskins Lane
Noak Hil
Romford
Essex

8. Mr Clark
Land at end of Benskins Lane
Noak Hill
Romford
Essex

9. Mrs O'Driscoll
Land at end of Benskins Lane
Noak hill
Romford
Essex

Occupiers of the said land

Owners of the said land

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 end of Benskins Lane Noak Hill Romford adjacent to 'Curtis Plantation' shown edged Black on the attached plan hereinafter referred to as the Land.

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

Without the grant of planning permission, a material change of use of the Land from protected woodland and copse to residential by the siting of caravans and associated installations together with the parking of vehicles and storage.

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 unauthorised use is one recognised as inappropriate for the Green Belt. It is, therefore, harmful to the function, character and appearance of the Green Belt. The unauthorised use is contrary to development plan policies and harmful to the visual amenities of the area. 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 Unitary Development Plan : policies GRB2 (Green Belt) and ENV1 (Environment).

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease use of the Land for residential purposes.

Time for compliance: 1 month from the effective date of this Notice.

- (ii) Cease use of the Land for the purpose of parking of motor vehicles.

Time for compliance: 1 month from the effective date of this Notice

- (iii) Cease use of the Land for the purposes of storage .

Time for compliance: 1 month from the effective date of this Notice.

- (iv) Remove from the Land all caravans, ancillary structures, vehicles, hard and loose laid surfaces, equipment, machinery, goods, rubbish, apparatus and installations brought onto the Land in connection with the unauthorised use.

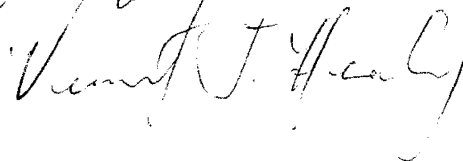
Time for compliance: 1 month from the effective date of this Notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 17 December 2004, unless an appeal is made against it beforehand

Dated: 12th November 2004

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 17 December 2004. 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 17 December 2004 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 17 December 2004. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. If you appeal you should use the enclosed appeal forms. Two copies are for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own 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 forms.

PLANNING APPLICATION FEE

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised use - then a fee of £220 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 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:

1. Mr JFM Taylor
Parkways
244 Kings Drive
Eastbourne
East Sussex
BN21 2XE

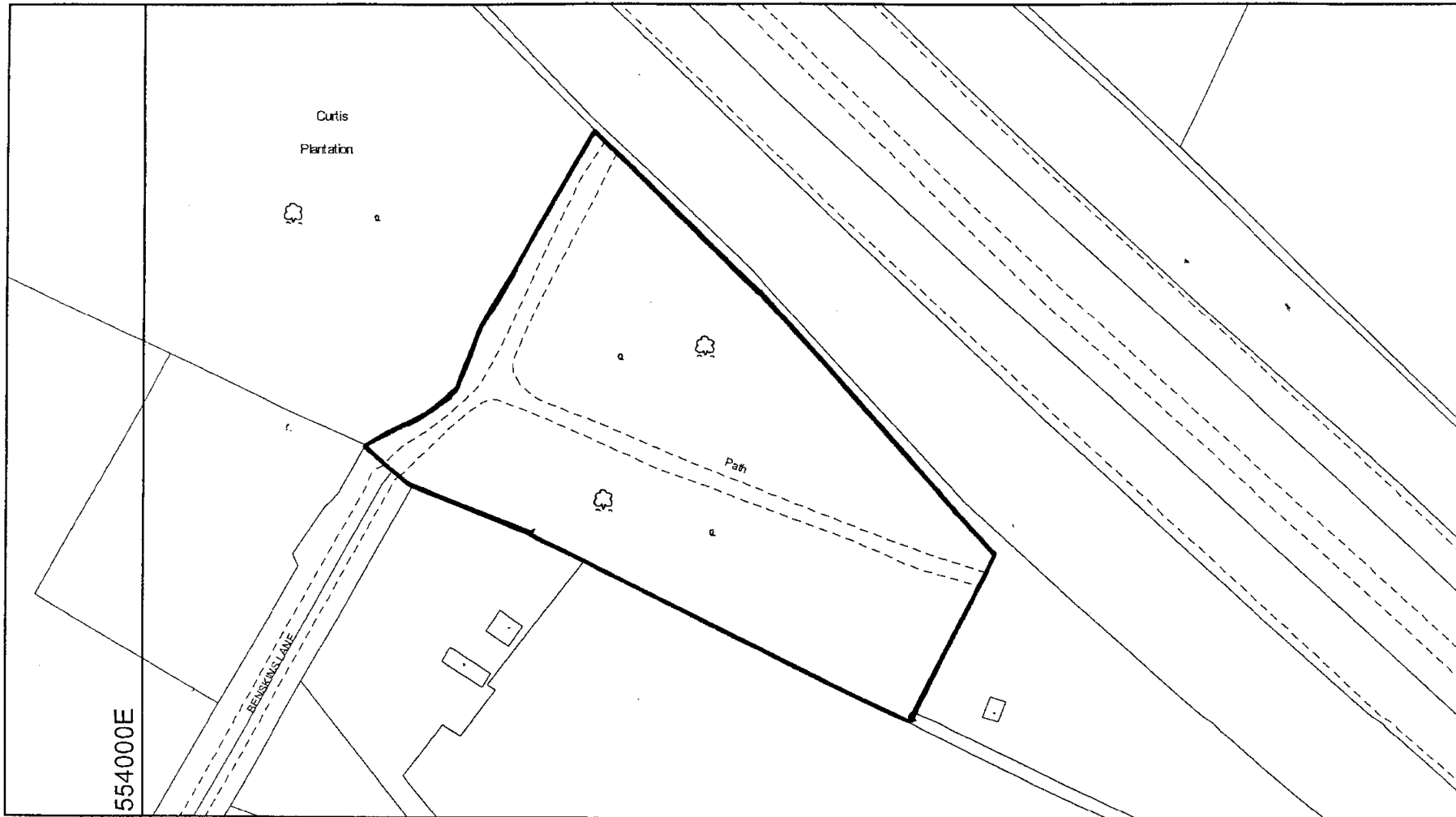
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London Borough of Havering 100024327



Map Reference: TQ5494NW
Drawing No.:

Date: 29/10/2004

Scale: 1:1000

