

RE: 1-3 WENNINGTON ROAD RAINHAM

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. Mr Brian Clarke, Green Gables, 215 London Road, Black Notely, Braintree CM77 9SQ

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 café and associated land at 1-3 Wennington Road shown edged black on the attached plan.

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

Without planning permission the erection of a single storey rear extension to the ground floor shown hatched black on the attached plan.

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.

It is considered that the extension is unacceptable in terms of its effect upon the rear garden environment of an adjoining dwelling. The extension is also judged to impact significantly on the general setting of the conservation area. This is materially harmful and contrary to Policy ENV3 of the Unitary Development Plan.

5. **WHAT YOU ARE REQUIRED TO DO**

- (i) Remove the single rear extension to the ground floor shown hatched black on the attached plan.

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

- (ii) Remove from the land all building materials, rubble and equipment arising from compliance with the first requirement above.

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 12th November 2004, unless an appeal is made against it beforehand

Dated: 6th October 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 12th November 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 12th November 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.

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GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 and are also set out on page 11-15 of 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 £110 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:

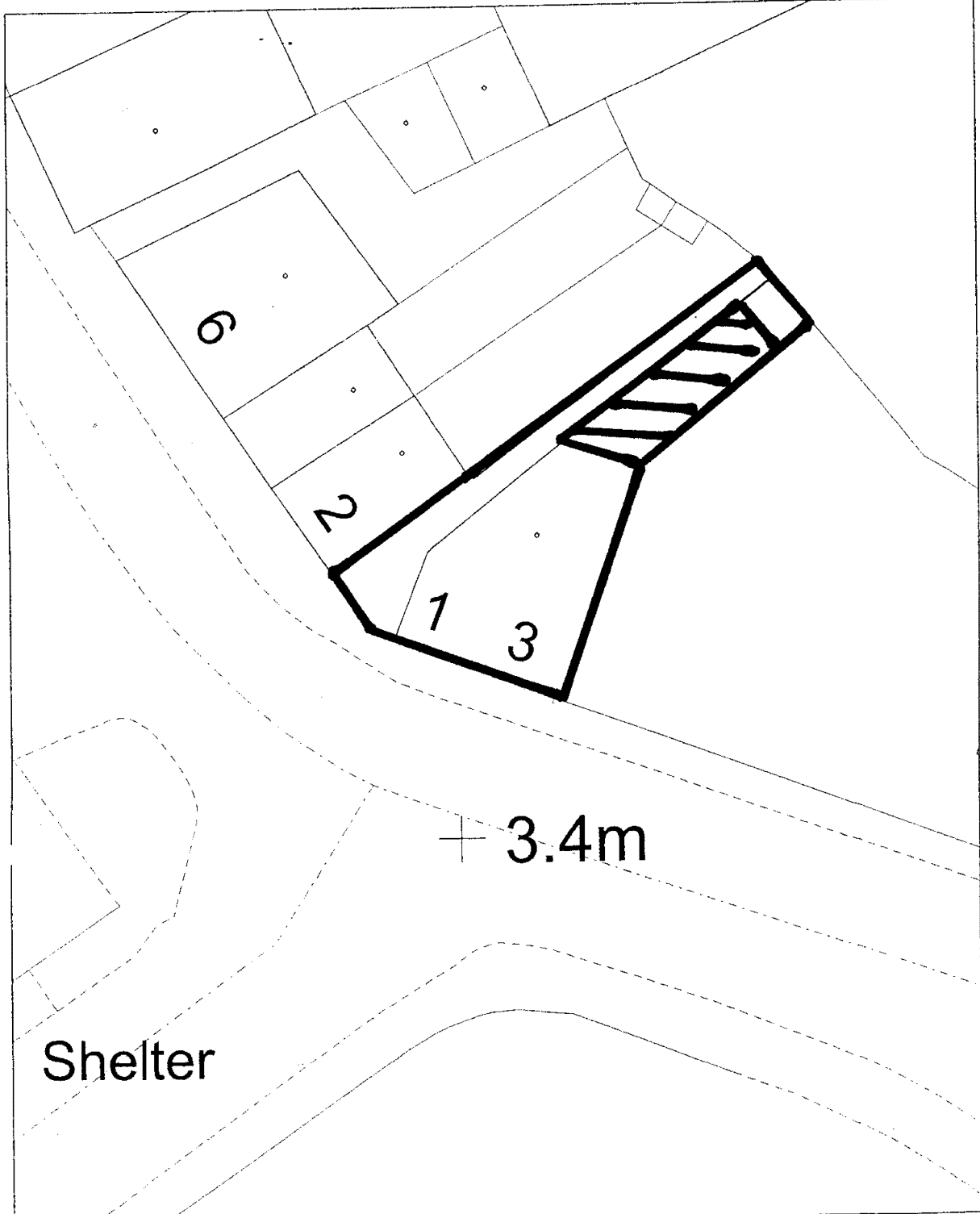
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London Borough of Havering LA086428 2002



Scale
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MAP REFERENCE: TQ5282SW

DATE: 11/03/2004
TIME: 11:26

SCALE: 1:200

RE: 1-3 WENNINGTON ROAD RAINHAM

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It is considered that the extension is unacceptable in terms of its effect upon the rear garden environment of an adjoining dwelling. The extension is also judged to impact significantly on the general setting of the conservation area. This is materially harmful and contrary to Policy ENV3 of the Unitary Development Plan.

5. **WHAT YOU ARE REQUIRED TO DO**

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

- (ii) Remove from the land all building materials, rubble and equipment arising from compliance with the first requirement above.


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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **14th June 2004**, unless an appeal is made against it beforehand

Dated: **7th May 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 **14th June 2004**. Further details are given in the attached explanatory note.

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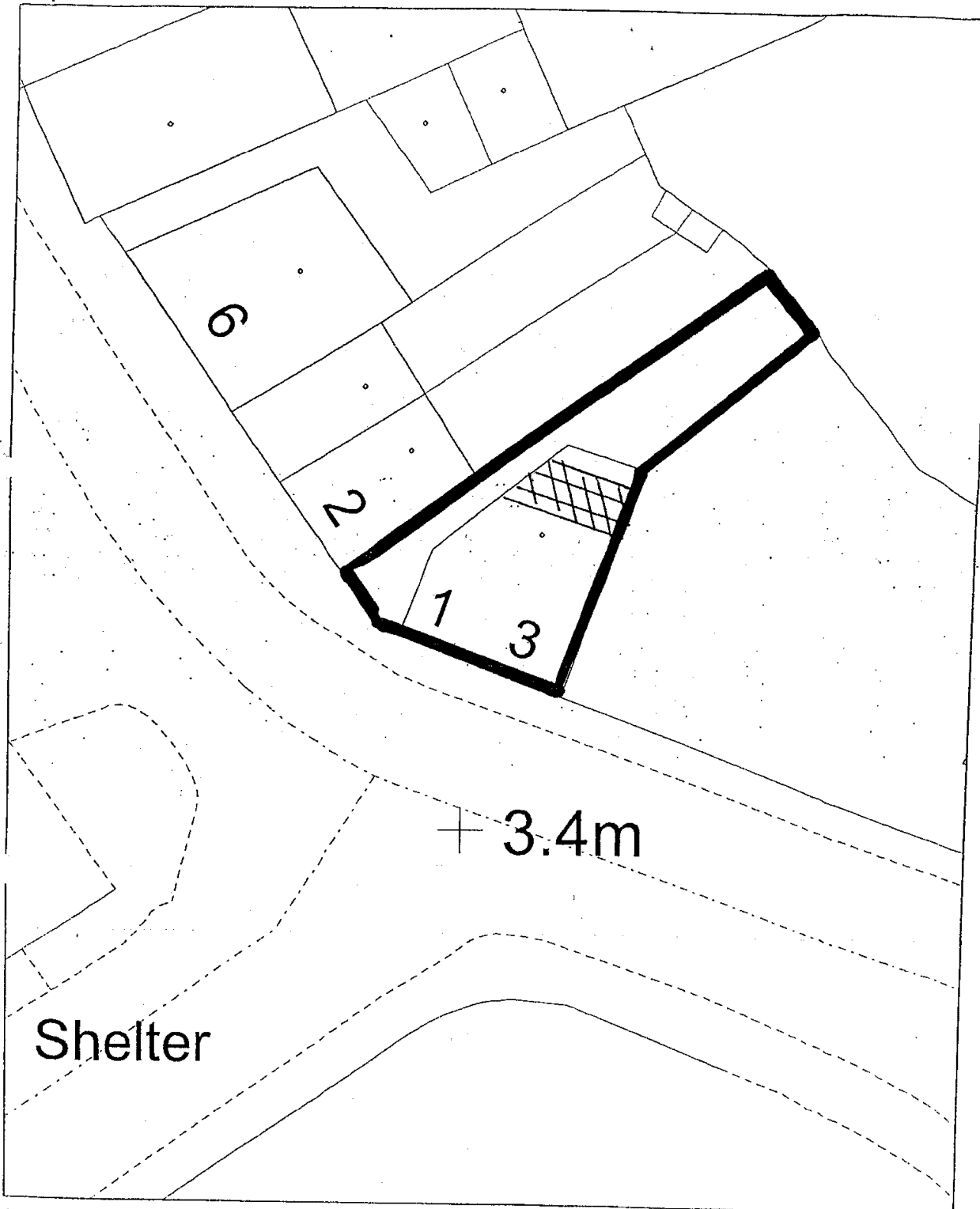
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At 11.07hrs Thursday 13th May 2004, I attended Sammy's Café 1-3 Wennington Road Rainham and handed a copy of this notice to Michael Briggs (Manager) who agreed to accept it on behalf of the owner. At the time I spoke to Brian Clarke on the telephone from the premises + informed him of this.

V B Long



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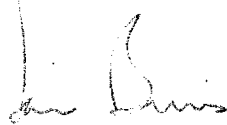
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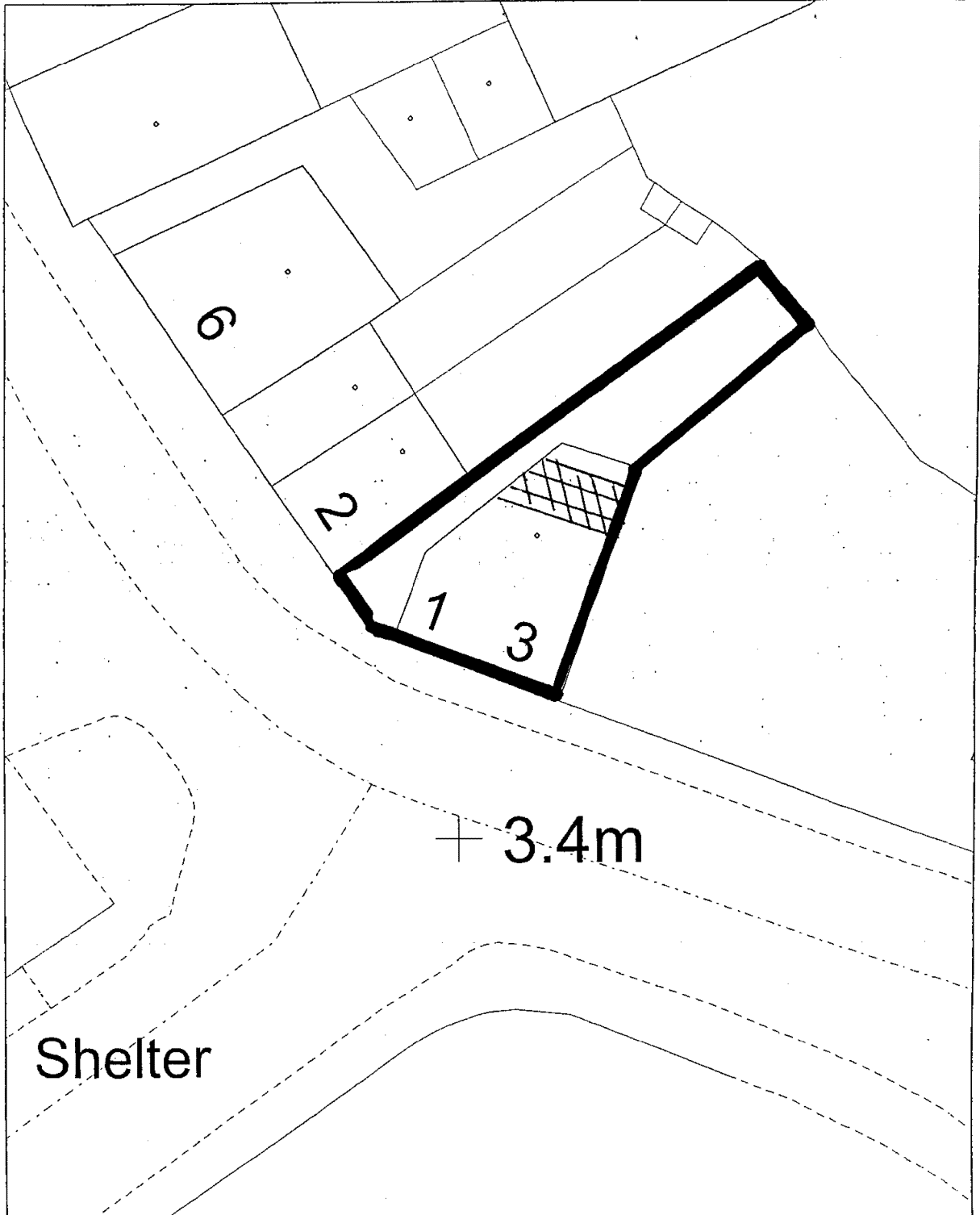
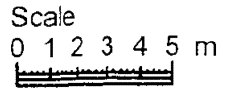
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