

RE: Ivy Lodge Farm Shepherds Hill Harold Wood RM3 0NR

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 Paul White Ivy Lodge Farm 179 Shepherds Hill Harold Wood Romford Essex RM3 0NR
 4. Mrs Marlene Josephine White Ivy Lodge Farm 179 Shepherds Hill Harold Wood Romford Essex RM3 0NR
 5. Barclays Bank PLC (Co. Regn. No 1026167) of Meridian House, Anchor Boulevard, Crossways Business Park, Dartford DA2 6QY, trading as The Woolwich

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 Ivy Lodge Farm Shepherds Hill Harold Wood RM3 0NR shown edged in black on the attached plan.

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

Without planning permission, the forming of hardstanding at the western boundary next to Ivy Lodge Lane. This hardstanding is currently being used for the parking of motor vehicles and open storage.

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 hardstanding in question was substantially completed less than four years ago. The site lies within the approved Green Belt where, with certain exceptions which do not apply in this case, there is a strong presumption against any inappropriate development. The hardstanding appears as an intrusion harmful to the character and purpose of the Green Belt. It 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: the Council's General Environmental Policy (ENV1) and a policy which presumes against harmful inappropriate development within the Green Belt (GRB2). Planning Policy Guidance Note 2 Green Belt is also relevant.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the hardstanding and also remove from the land all building materials and rubble arising from this requirement

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

- (ii) Restore the land to its condition before the breach occurred by levelling the ground and re-seeding it with grass

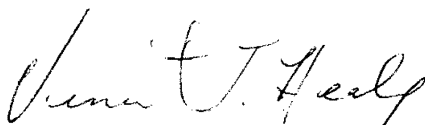
Time for compliance: 6 months from the effective date of this notice

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 8th April 2005, unless an appeal is made against it beforehand

Dated: 4th March 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 8th April 2005. 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 8th April 2005 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 8th April 2005. 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.

GROUND 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 on pages 2 to 5 the enclosed appeal forms.

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 £171.45 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

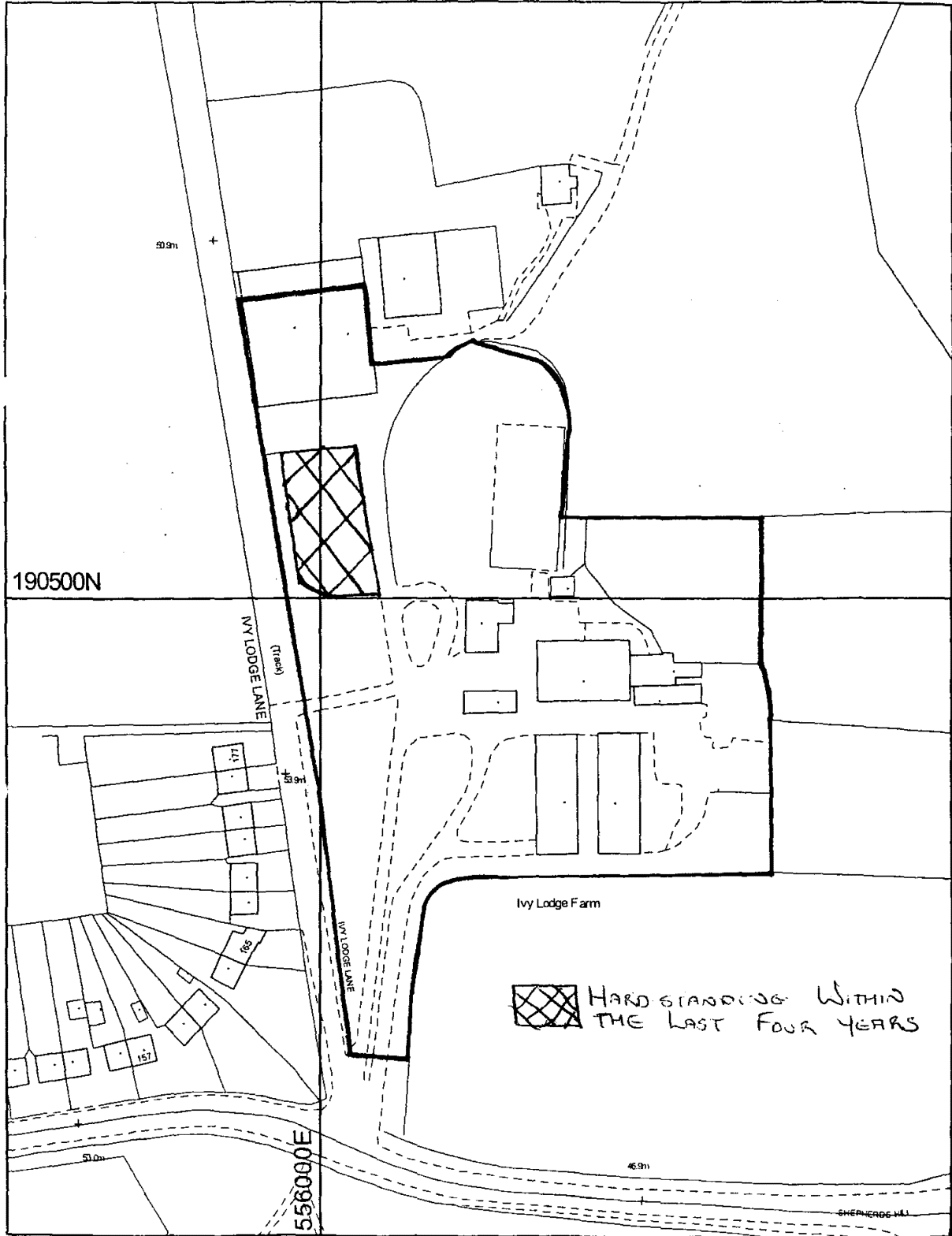
The names and addresses of all the persons on whom the Enforcement Notice has been served are:

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London Borough of Havering 100024327



Map Reference: TQ5690SW

Date: 22/10/2004

Scale 1:1250
0 10 20 30 40 50 m

RE: Ivy Lodge Farm Shepherds Hill Harold Wood RM3 0NR

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2. **THE LAND AFFECTED**

The land at Ivy Lodge Farm Shepherds Hill Harold Wood RM3 0NR shown edged black on the attached plan.

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

It is alleged that, without planning permission there has been an unauthorised change of use within the Ivy Lodge Farm site consisting of:

- The newly formed hardstanding is being used for the purposes of parking of motor vehicles and open storage, and
- The former tennis courts are being used for the purposes of parking of commercial motor vehicles

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 and its physical appearance is inappropriate and harmful to the character and purpose of the Green Belt. 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 : the Council's General Environmental Policy (ENV1) and a policy which presumes against harmful inappropriate development within the Green Belt (GRB2). Planning Policy Guidance Note 2 Green Belt is also relevant.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Stop using the new hardstanding for the parking of motor vehicles and any storage purposes.

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

- (ii) Stop using the former tennis courts for the purpose of parking of commercial motor vehicles

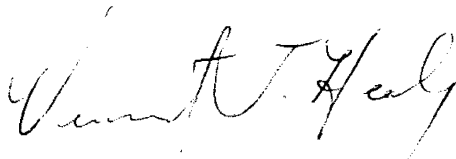
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Signed:



Authorised Officer

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GROUNDS OF APPEAL

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PLANNING APPLICATION FEE

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised use - then a fee of £265.00 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

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