

**RE: 76 LAKE RISE ROMFORD**

**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. Richard John Hollis of 76 Lake Rise Romford RM1 4EE
  4. Ms Johanna Allan of 76 Lake Rise Romford RM1 4EE
  5. Britannia Building Society of Britannia House, Cheadle Road, Leek, Staffs. ST13 5RG

**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 76 Lake Rise Romford shown hatched black on the attached plan.

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

Without planning permission the construction of a raised patio area together with steps at the rear of the property.

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 construction of a raised patio and steps by reason of its excessive depth, height and position close to the boundaries of the site are intrusive and unneighbourly development in the rear garden area. Furthermore the development causes overlooking and loss of privacy which has serious and adverse effect upon the living

conditions of adjacent occupiers , contrary to Policy ENV1 of the Havering Unitary Development Plan.

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

( i ) Reduce the patio area to the line and position as previously agreed in planning permission P 1855.00.

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

( ii ) Remove the steps erected in connection with the unauthorised patio area

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

( iii ) Remove from the land all bricks, rubble and materials brought onto the land in connection with the unauthorised constructions.

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

(iv) Restore the garden to its former state as garden area by replanting and reseeded

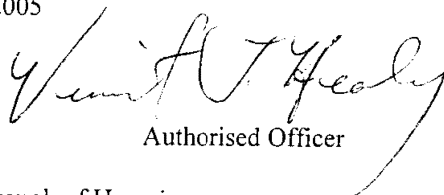
Time for compliance: 3 months from the effective date of this notice

**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 15<sup>th</sup> July 2005, unless an appeal is made against it beforehand

Dated: *8th June* 2005

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 Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 15<sup>th</sup> July 2005. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is 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 the spare copy of this Enforcement Notice which is enclosed.

**WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 15<sup>th</sup> July 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 15<sup>th</sup> July 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 1990 and are also set out on pages 2--5 of the enclosed appeal forms.

### **PLANNING APPLICATION FEE**

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £ 135.00 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**

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**

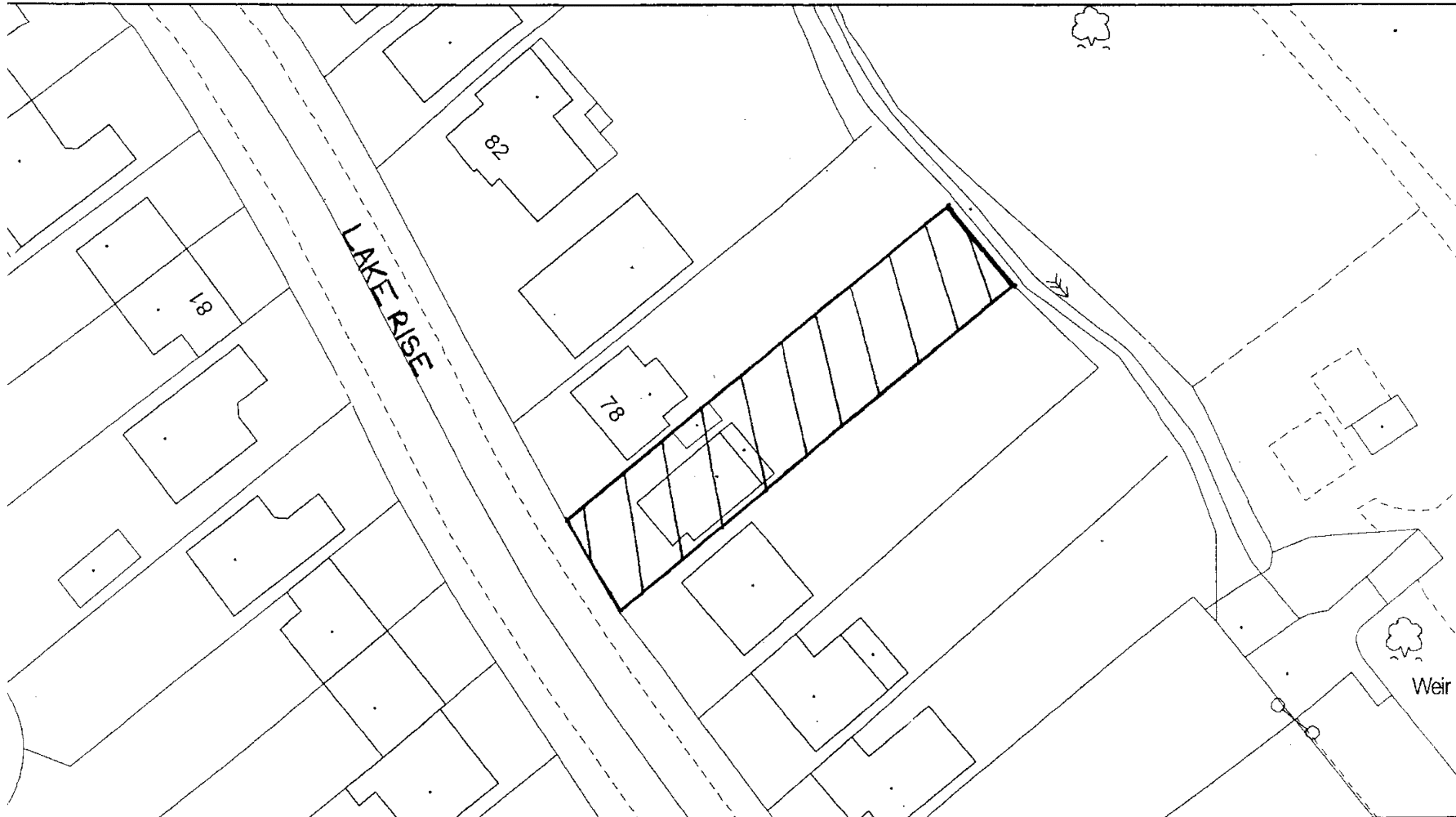
The names and addresses of all the persons on whom the Enforcement Notice has been served are:

- TO:**
1. The Owner of the said land
  2. The Occupier of the said land
  3. Mr. Richard John Hollis of 76 Lake Rise Romford RM1 4EE

6. Ms Johanna Allan of 76 Lake Rise Romford RM1 4EE
7. Britannia Building Society of Britannia House, Cheadle Road, Leek, Staffs.  
ST13 5RG



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Map Reference: TQ5189NE  
Drawing No.:

Date: 27/05/2005

Scale: 1:500

