

A

RE: SYLVAN GLADE, BENSKINS LANE, NOAK HILL, ROMFORD, RM4 1LB

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. Steven Corbyn of Sylvan Glade, Benskins Lane. Noak Hill. Romford. RM4 1LB
 4. Halifax plc of Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ
 5. Southern Pacific Personal Loans Limited of 125 Kensington High Street, London W8 5PA

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**

Sylvan Glade, Benskins Lane, Noak Hill, Romford, RM4 1LB shown edged in black on the attached plan ("the Land")

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

Without the grant of planning permission, the construction of a brick built outbuilding and the formation of hardstanding.

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 site lies within the Metropolitan Green Belt. The unauthorised developments are inappropriate and harmful to the function, character, appearance and openness of the Green Belt.

The Council do not consider that this harm can be overcome by the use of planning conditions.

In making its decision to issue this notice the Council consider that the unauthorised development is contrary to Planning Policy Guidance 2: Green Belts and policies ENV1 and GRB2 of the Havering Unitary Development Plan and their counterpart policies in the Local Development Framework.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove from the Land the brick built outbuilding

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

- (ii) Remove from the Land all hardstanding

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

- (iii) Remove from the Land all building materials and rubble arising from compliance with the first and second requirements above

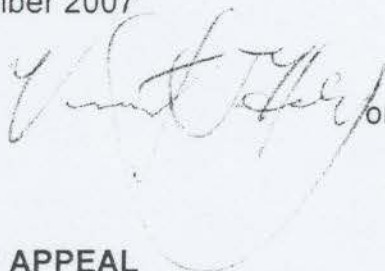
Time for compliance: 6 months from the effective date of this notice

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 23 October 2007, unless an appeal is made against it beforehand

Dated: 18 September 2007

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 23 October 2007. 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 23 October 2007 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.

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Sylvan Glade, Benskins Lane, Noak Hill

Map Reference:
TQ5494SW

Date: 15/08/2007

Scale: 1:1250



London Borough of Havering
Planning Department
Mercury House, Mercury Gardens
Romford, RM1 3SL
Tel: 01708 434343

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London Borough of Havering 100024327

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 23 October 2007. 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 – 5 of 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 £675 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. The Owner of the said land
2. The Occupier of the said land
3. Steven Corbyn of Sylvan Glade, Benskins Lane. Noak Hill. Romford. RM4 1LB

4. Halifax plc of Pendeford Business Park, Wobaston Road,
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