

RE: LAND OFF CHURCH ROAD NOAK HILL ADJACENT TO
TRACK LEADING TO 'MARIECOT'

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE "B"

- TO:
1. The Owner of the said land
 2. The Occupier of the said land
 3. Mr Thomas Mark Taylor
'Canewdon' Old Stocks Lane, Stapleford Abbotts, Romford, RM4 1JT
 4. John Ferguson Mark Taylor, 3 Lonsdale Gardens, Tunbridge Wells,
Kent TN1 1NX
 5. Audrey Patricia Anne Taylor, 3 Lonsdale Gardens, Tunbridge Wells,
Kent TN1 1NX

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 Church Road Noak Hill adjacent to track leading to 'Mariecot' shown edged and hatched in black on the attached plan. ("the Land")

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

Without the grant of planning permission, the change of use of the Land from open rural land to residential use by the siting of ~~mobile homes~~, the storage of motor vehicles and the storage of animal feed and hay. **CARAVANS**

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 changes of use for residential purposes by the siting of mobile homes, the storage of motor vehicles and the storage of animal feed and hay commenced less than ten years ago. The site lies within the Metropolitan Green Belt. The unauthorised uses are not appropriate in terms of policy guidance in

PPG2: Green Belts and they are therefore In principle harmful to the function, character, appearance and openness of the Green Belt, and therefore contrary to development plan policies. The unauthorised use also cause actual harm to the visual amenities of the area. The Council do not consider that planning permission should be given, because planning conditions could not overcome this harm.

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 ENV1, GRB2 and planning policy guidance in PPG2: Green Belts.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease using the Land for residential purposes

Time for compliance: ~~3~~₁₂ months from the effective date of this notice.

- (ii) Cease using the Land for the storage of motor vehicles

Time for compliance: ~~3~~₁₂ months from the effective date of this notice.

- (iii) Cease using the Land for the purposes of storing animal feed and hay

Time for compliance: ~~3~~₁₂ months from the effective date of this notice.

- (iv) Remove from the Land all caravans, mobile homes, all building materials, rubble, animal feed and hay arising from compliance with the above requirements and restore the Land to its condition before the breach occurred

Time for compliance: ~~3~~₁₂ months from the effective date of this notice

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 21st August 2007, unless an appeal is made against it beforehand

Dated: 17th July 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 21st August 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 21st August 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.

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 21st August 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 £265 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

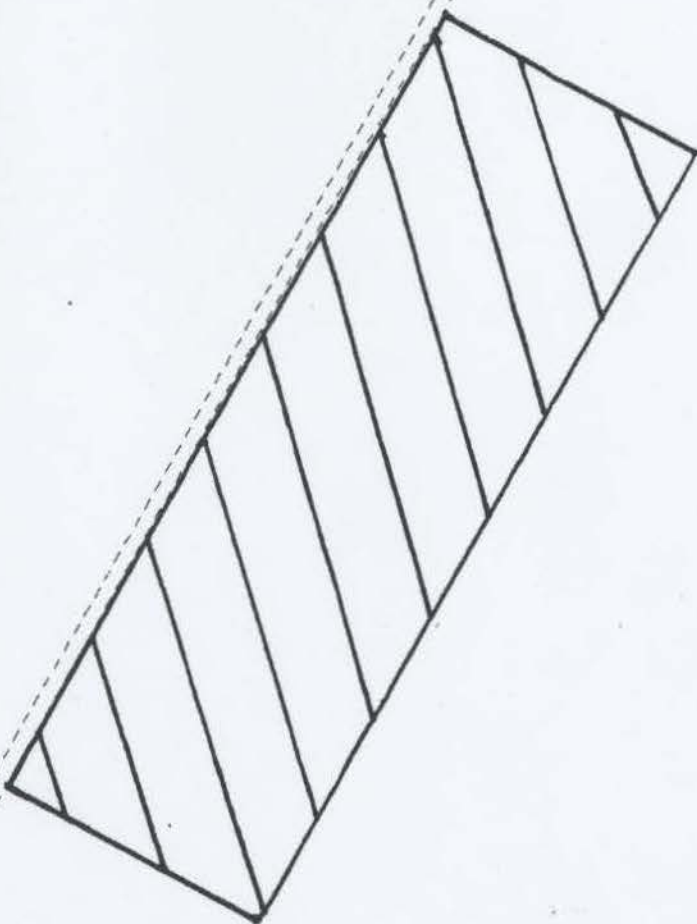
The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner of the said land
2. The Occupier of the said land
3. Mr Thomas Mark Taylor
'Canewdon' Old Stocks Lane, Stapleford Abbots, Romford, RM4 1JT
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194500N

Crown Farm
Houses

Drain



CHURCH ROAD

Drain

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Map Reference: TQ5394SE
Date: 25/05/2007

Scale: 1:1250



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



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