

RE: Land at Roneo Corner, Hornchurch Road, Hornchurch, Essex

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE A

- TO:
1. The Owner of the said land
 2. The Occupier of the said land
 3. The Company Secretary, B & Q PLC (Roneo Corner), Hornchurch Road, Hornchurch RM111PY
 4. The Company Secretary, B & Q PLC, Head Office, Chestnut House, Chestnut Avenue, Chandlers Ford, Eastleigh, Hampshire SO53 3LE
 5. The Company Secretary, Phoenix Life Limited (Co. Regn. 101269), Wythall Green Way, Wythall Birmingham B47 4WG.

ISSUED BY: London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by the Council of the London Borough of Havering ("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. The Council considers 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 Roneo Corner, Hornchurch Road, Hornchurch, Essex shown hatched black on the attached Plan ("the Land").

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

Without planning permission the erection of a fence and gates in the area marked in bold black between the points marked (A) and (B) 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.

The site lies within the Metropolitan Green Belt. The unauthorised fences and gates are harmful to the character, openness and appearance of the Green Belt.

The height of the unauthorised fences and gates is contrary to policy DC61 of the Local Development Framework (Development Plan Documents).

The fences and gates cause material harm to the visual amenity of the area.

The Council do not consider that planning permission should be given because planning conditions could not overcome these problems.

An application for retrospective Planning Permission for the installation of the fence and gates has been made previously and has been refused by the Council.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised gates from the Land.

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

- (ii) Remove the unauthorised fences from the Land.

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

- (iii) Remove all building materials, rubble, excess and equipment arising from compliance with requirements (i) and (ii) above from the Land

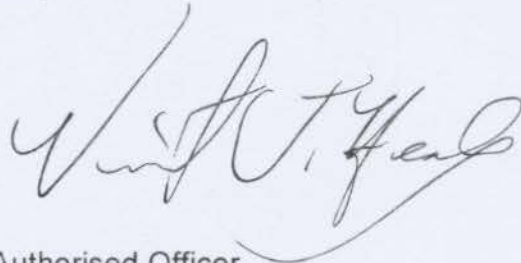
Time for compliance: 3 months from the effective date of this notice.

6. **WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 4 February 2009, unless an appeal is made against it beforehand

Dated *22nd December* 2008

Signed:



Authorised Officer

on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD



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**B&Q (Roneo Corner) Hornchurch Road, Hornchurch.
 RM11 1PY**

Map Reference: TQ5187NE

Date: 31/10/2008



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

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by 4 February 2009. 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 4 February 2009 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 on 4 February 2009. 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.

GROUNDINGS 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 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 £ 170.00 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:

1. The Owner of the said land

2. The Occupier of the said land
3. The Company Secretary, B & Q PLC (Roneo Corner), Hornchurch Road, Hornchurch RM11 1PY
4. The Company Secretary, B & Q PLC, Head Office Chestnut House, Chestnut Avenue, Chandlers Ford, Eastleigh, Hampshire SO53 3LE
5. The Company Secretary, Phoenix Life Limited (Co. Regn.101269), Wythall Gren Way, Wythall Birmingham B47 4WG.