

E: 30 - 44 NORTH STREET 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. P. Christodoulou, Secrets House, North Street, Romford RM1 1BH
 4. Mr. S. Christodoulou, Secrets House, North Street, Romford RM1 1BH
 5. Secrets Limited, Crick and Co, 15A Silver Street, Barnstaple, Devon, EX32 8HR
 6. Free Trade (Romford) Limited, 15A Silver Street, Barnstaple, Devon EX32 8HR
 7. Starmount (Securities) Limited, C/O Clayton Stark & Co 5th Floor, Charles House, 108 – 110 Finchley Road, London NW3 5JJ

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 30 - 44 North Street Romford shown hatched black on the attached plan.

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

Without planning permission, the erection of unauthorised extension of an existing external staircase to the roof area and the erection of roof top fencing to enable use as a roof terrace in connection with nightclub use.

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 Romford Conservation Area. The development in question was substantially completed less than four years ago and is unacceptable as it allows patrons of the nightclub access to the roof in the early

hours of the morning and would result in noise and disturbance and would adversely impact on the amenities of existing and future residential occupiers in close proximity.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems. It is contrary to development plan policies and does not enhance or improve the character and appearance of the local area. The Policies are ROM10 of the Unitary Development Plan and Policies DC23 and DC61 of the Development Control Policies Development Plan Document , Policy ROM8 of the Romford Action Plan Submission Development Plan Document and Supplementary Planning Guidance on Entertainment Uses in Romford Town Centre.

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5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised staircase extension to the roof area which extends the existing staircase

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

- (ii) Remove the erection of the unauthorised roof top fencing

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

- (iii) Remove all lighting, benches, tables and chairs and all other materials that give the site the appearance of a roof terrace

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

- (iv) Remove all rubbish, rubble, machinery, apparatus, equipment brought onto the land associated with the use of the roof terrace and the unauthorised erection of the staircase and fencing and resulting from compliance with requirements (i) to (iii) above

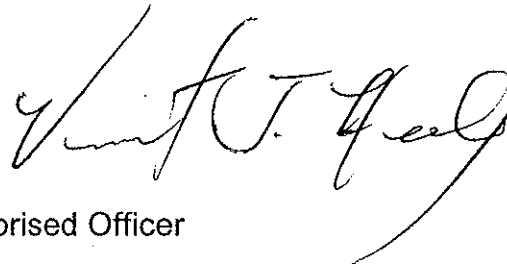
Time for compliance: 3 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 3rd November 2008, unless an appeal is made against it beforehand

Dated: 12th September 2008

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 3rd November 2008. 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 3rd November 2008 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 3rd November 2008. 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 1990 and are also set out on pages 2 - 5 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 £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.

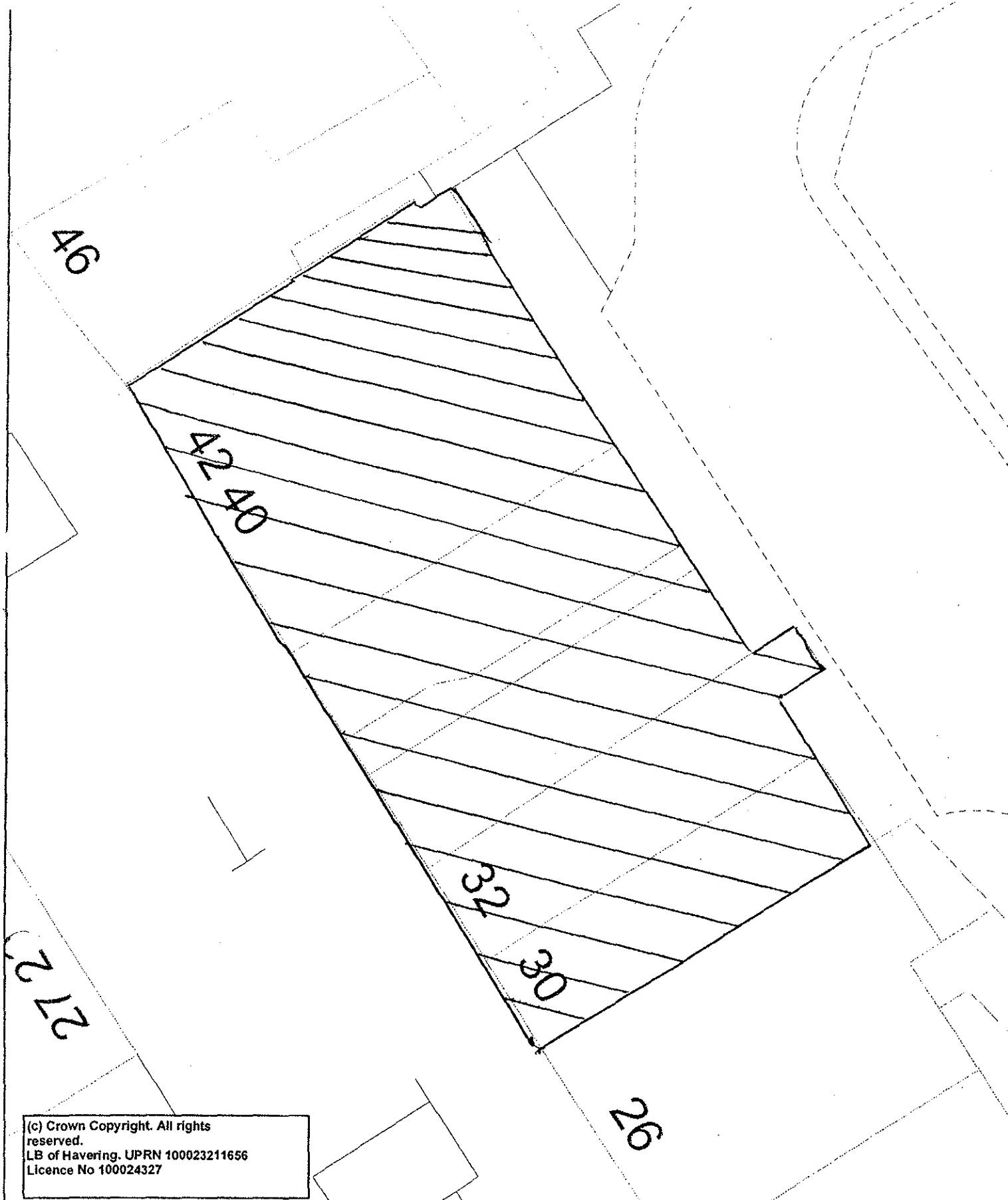
STATEMENT ON GROUNDS OF APPEAL

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

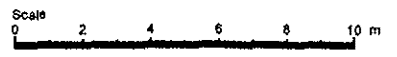
The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner of the said land ✓
2. The Occupier of the said land
3. Mr. P. Christodoulou, Secrets House, North Street, Romford RM1 1BH
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Map Reference: TQ5188NW Date: 08/07/2008 Scale: 1:227



opium lounge



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

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