

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

- 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 Abbots, 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, Romford RM4 1JX adjacent to a 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 erection on the Land of a wooden single storey building, approximately 15 metres wide, 4 metres deep and 5 metres at its highest point located in the approximate position shown cross-hatched 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 wooden single storey building in question was substantially completed less than four years ago. The site lies within the Metropolitan Green Belt. The unauthorised developments are inappropriate in

principle in terms of Green Belt policy guidance in PPG2 and they are also harmful to the function, character appearance and openness of the Green Belt, and therefore contrary to development plan policies and harmful 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 development is contrary to the following policies of the Havering Local Development Framework: policies DC61, DC45 and PPG2 policy guidance.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove from the Land the wooden single storey building (approximately 15 metres wide, 4 metres deep and 5 metres at its highest point) located in the approximate position shown cross-hatched on the attached plan.

Time for compliance: No later than 27 March 2009.

- (ii) Remove from the Land all building materials brought onto the Land in association with the unauthorised structure materials and rubble arising from compliance with the first requirement above, and restore the Land to its condition before the breach occurred

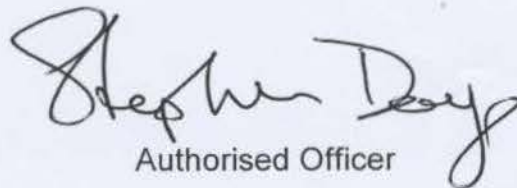
Time for compliance: No later than 27 March 2009

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 30th January 2009, unless an appeal is made against it beforehand

Dated: 23rd December 2008

Signed:


Authorised Officer

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

Crown Farm
Kennels

Manicel

194500N

CHURCH ROAD

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Map Reference: TQ5394SE
Date: 22/12/2008

Scale: 1:1250



Land at Church Road, Noak Hill, Romford



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

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YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by the 30th January 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 30th January 2009 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 30th January 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.

GROUNDS 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 £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 Thomas Mark Taylor
'Canewdon' Old Stocks Lane, Stapleford Abbots, Romford, RM4 1JT
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