

1- 3 WENNINGTON ROAD RAINHAM RM13 9YJ

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

Enforcement Reference: ENF/447/15/

ENFORCEMENT NOTICE

ISSUED BY: London Borough of Havering (herein after referred to as “the Council”)

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 **1- 3 Wennington Road, Rainham, RM13 9YJ** (registered under title number BGL114877) as shown edged in BLACK on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

The unauthorised erection and installation of an externally protruding ventilation extraction system to the rear of a commercial premises.

4. REASONS FOR ISSUING THIS NOTICE

- 1) It appears to the Council that the above breach of planning control has occurred “within the last FOUR years” and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any amenity which has been caused by the breach.
- 2) The rear extraction system by reason of height, bulk and mass appears as an unacceptably dominant and visually intrusive feature in the streetscene and is harmful to the appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.
- 3) The development neither enhances nor preserves the character or appearance of the Conservation Area contrary to Policy DC68 of the LDF Core Strategy and Development Control Policies DPD.
- 4) The rear extraction system detracts from the amenity and character of the area, by reason of excessive noise, vibration and odours, which are not

subject to measured controls, contrary to Policies DC23, DC52,DC55 and DC61 of the LDF Core Strategy and Development Control Policies DPD.

- 5) The Council has requested the submission of a planning application to assess the development and any conditions that may be required in order to mitigate the harm and remedy the breach. To date no application has been submitted and therefore the development cannot be made acceptable by way of conditions

5. WHAT YOU ARE REQUIRED TO DO

- 1) Remove from the property the extraction system from the rear of the extension;

AND

- 2) Remove in full from the land, in the area shown outlined in black on the attached plan, all materials, rubble, machinery, apparatus and Installations used in connection with or resulting from compliance with step 1).

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **8th April 2019**, unless an appeal is made against it beforehand.

Dated: 8th March 2019

Signed: 

Authorised Officer

David Colwill, Team Leader Planning Enforcement & Appeals
on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD

Nominated Officer: William Coleman
Email: William.coleman@haverling.gov.uk

Telephone Number: 01708 433174

THE RIGHT TO APPEAL

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Secretary of State by the **8th April 2019**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If an appeal is not received against this Enforcement Notice, it will take effect on **8th April 2019** 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.

THE RIGHT TO APPEAL

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 **8th April 2019**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) and an appeal may be made on one or more of the following grounds:-

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Notice, planning permission ought to be granted, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;

- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the Enforcement Notice were not served as required by section 172;
- (f) that steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

PLANNING APPLICATION FEE

Should an appeal on ground (a) - that planning permission should be granted for the unauthorised development be sought - then a fee of **£924** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector

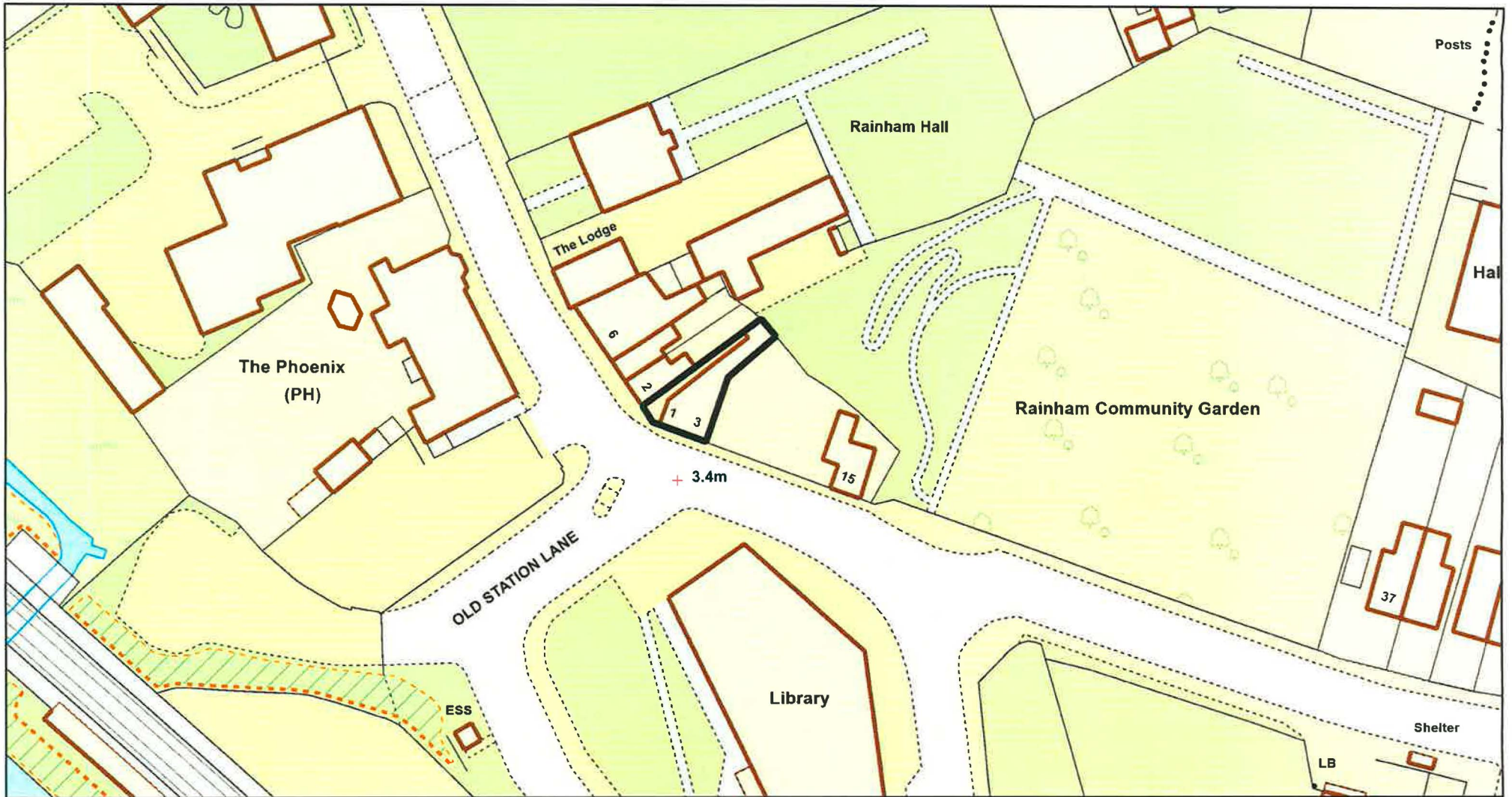
STATEMENT ON GROUNDS OF APPEAL

It must be submitted 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 you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which it is proposed 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) NEELWANTIE TIWARI; 1- 3 Wennington Road, Rainham, RM13 9YJ.
- (2) Mr Carlton Alphonso Clarke; 76b London Road, Croydon, London CR0 2TB
- (3) Mr Carlton Alphonso Clarke; Essex Roti Hut-UK Ltd, 1- 3 Wennington Road, Rainham, RM13 9YJ
- (4) The Owner; 1- 3 Wennington Road, Rainham, RM13 9YJ
- (5) The Occupier; 1- 3 Wennington Road, Rainham, RM13 9YJ



1-3 WENNINGTON ROAD N
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	<p>Scale: 1:750 Date: 21 February 2019 Size: A4</p> 
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CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000
Email enquiries@pins.gsi.gov.uk

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.