

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**BREACH OF CONDITION NOTICE**

**ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL**

**TO:**

1. The Owner / Occupier, Flat 1 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
2. The Owner / Occupier, Flat 2 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
3. The Owner / Occupier, Flat 3 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
4. The Owner / Occupier, Flat 4 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
5. The Owner / Occupier, Flat 5 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
6. The Owner / Occupier, Flat 6 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
7. The Owner / Occupier, Flat 7 BURNS COURT 110 and 120 BALGORES LANE, Romford RM2 5JU
8. The Owner / Occupier, Flat 8 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
9. The Owner / Occupier, Flat 9 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
10. The Owner / Occupier, Flat 10 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
11. The Owner / Occupier, Flat 11 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
12. The Owner / Occupier, Flat 12 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
13. The Owner / Occupier, Flat 13 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU
14. The Owner / Occupier, Flat 14 BURNS COURT 102 BALGORES LANE, Romford RM2 5JU

15. PROPRIETOR: TROY HOMES LIMITED (Co. Regn. No. 09740968) of  
10-14 Accommodation Road, London NW11 8EP.
16. PROPRIETOR: W. E BLACK LIMITED ( Co. Regn.No.00425267) of Hawridge  
Place, Hawridge Common, Hawridge, Chesham HP5 2ZD.

1. **THIS IS A FORMAL NOTICE** which is issued by the Council, under section 187A of the above Act because they consider that conditions imposed on a grant of planning permission, relating to the land described below have not been complied with. It considers that you should be required to comply with the conditions specified in this notice.

2. **THE LAND AFFECTED BY THE NOTICE**

The land and premises known as Burns Court, 102 BALGORES LANE, ROMFORD RM2 5JU shown edged in black on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates to permission granted for Redevelopment of 110 - 120 Balgores Lane comprising demolition of all existing buildings with construction of a new build 2.5 storey 14 unit residential scheme with associated parking and landscaping by the Council on 8<sup>th</sup> September 2016

4. **THE BREACH OF CONDITIONS**

The following condition is not been complied with:-

Non-compliance with Condition 18 and 21 of planning permission ref: P1439.15 granted on 8<sup>th</sup> September 2016

**1. Condition 18**

*A renewable energy system for the development shall be installed in accordance with details previously submitted to and agreed in writing by the Local Planning Authority and shall be made operational prior to the first occupation of the development and retained permanently thereafter.*

*Reason:*

*Insufficient information has been supplied with the application in relation to renewable energy to meet the requirements of Policy 5.2 of the London Plan. The submission and implementation of details prior to occupation is necessary to ensure that the proposals would meet the terms of this policy and in the interests of energy efficiency and sustainability in accordance with Policy DC50 of the LDF Development Control Policies Development Plan Document and Policy 5.2 of the London Plan.*

**2. Condition 21**

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 16, Class C, no development consisting of the installation, alteration or replacement of microwave antenna shall take place without planning permission having first been obtained from the Local Planning Authority.*

Reason:

*To enable the Local Planning Authority to retain control over future development in the interests of amenity and to protect the character and appearance of the Gidea Park Conservation Area, and in order that the development accords with Development Control Policies Development Plan Document Polies DC61 and DC68.*

**5. THE FOLLOWING ACTIVITIES ARE TO CEASE TO SECURE COMPLIANCE WITH THE CONDITIONS**

**Within 35 days from the date of service of this notice:**

1. Remove all solar panels and attachments and provide in details, information for the renewable energy system to be installed in writing to the local planning authority. Following satisfaction, these must then be implemented accordingly on site.
2. Remove all parts of any microwave antenna on the building.
3. Remove all debris from the site as result of taking steps 1 and 2 above

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect immediately it is served on you or you receive it by postal delivery.

Dated: 13<sup>th</sup> December 2019

  
David Colwill

**Position:** Planning Enforcement Team Leader

**Authorised Officer**

On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall  
Main Road Romford RM1 3BD

**WARNING**

**THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE**

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is £2,500 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in

touch immediately with the Patricia Adesina Senior Planning Enforcement Officer, Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 433959).

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you on what this procedure involves.

**DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE**



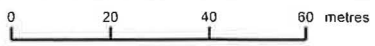
Burns Court 102 Balgores Lane Romford RM2 5JU

Burns Court 102 Balgores Lane Romford RM2 5JU






  
 Ordnance Survey  
 Licensed Partner

Scale: 1:500  
 Date: 13 December 2019
 


 London Borough of Havering  
 Town Hall, Main Road  
 Romford, RM1 3BD  
 Tel: 01708 434343

© Crown copyright and database rights 2019  
 Ordnance Survey 100024327