

**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**

**OUR REF: ENF/587/15/**

**ISSUED BY: HAVERING LONDON BOROUGH COUNCIL**

**TO:**

1. Muhammed Sher Ali, Express Services, 2 Hamlet Road, Collier Row, Romford RM5 2DS
2. The Occupiers, 2 Hamlet Road, Collier Row, Romford RM5 2DS
3. The Owners, 2 Hamlet Road, Collier Row, Romford RM5 2DS
4. Principality Building Society, P.O. Box 89, Principality Buildings Queen Street, Cardiff CF10 1UA

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 2 Hamlet Road, Romford RM5 2DS, shown edged in black on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is the permission granted by the Council on 27<sup>th</sup> September 2018 for proposal for New Dwelling with Basement, permission reference P0864.18.

4. **THE BREACH OF CONDITIONS**

The following conditions have not been complied with:

**Condition 2**

*The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).*

*Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.*

**Condition 13**

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwelling house(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.*

*Reason: In the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.*

With immediate effect comply with Conditions 2 and 13 of planning permission ref: P0864.18 illustrated above.

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

**Within 28 days from the date of this notice:**

Comply with conditions 2 and 13 of planning permission ref: P0864.18 by:

1. Cease using the roof of the first floor rear extension as a balcony; and
2. Remove all railings and glass panels used in creating the enclosure; and
3. Remove all buildings materials, rubble accumulated as a result of taking steps 1 and 2 above.

**6. WHEN THIS NOTICE TAKES EFFECT**

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

Dated: **4<sup>th</sup> May 2020**



**David Colwill**

**Position: Team Leader, Planning Enforcement**

**Authorised Officer**

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

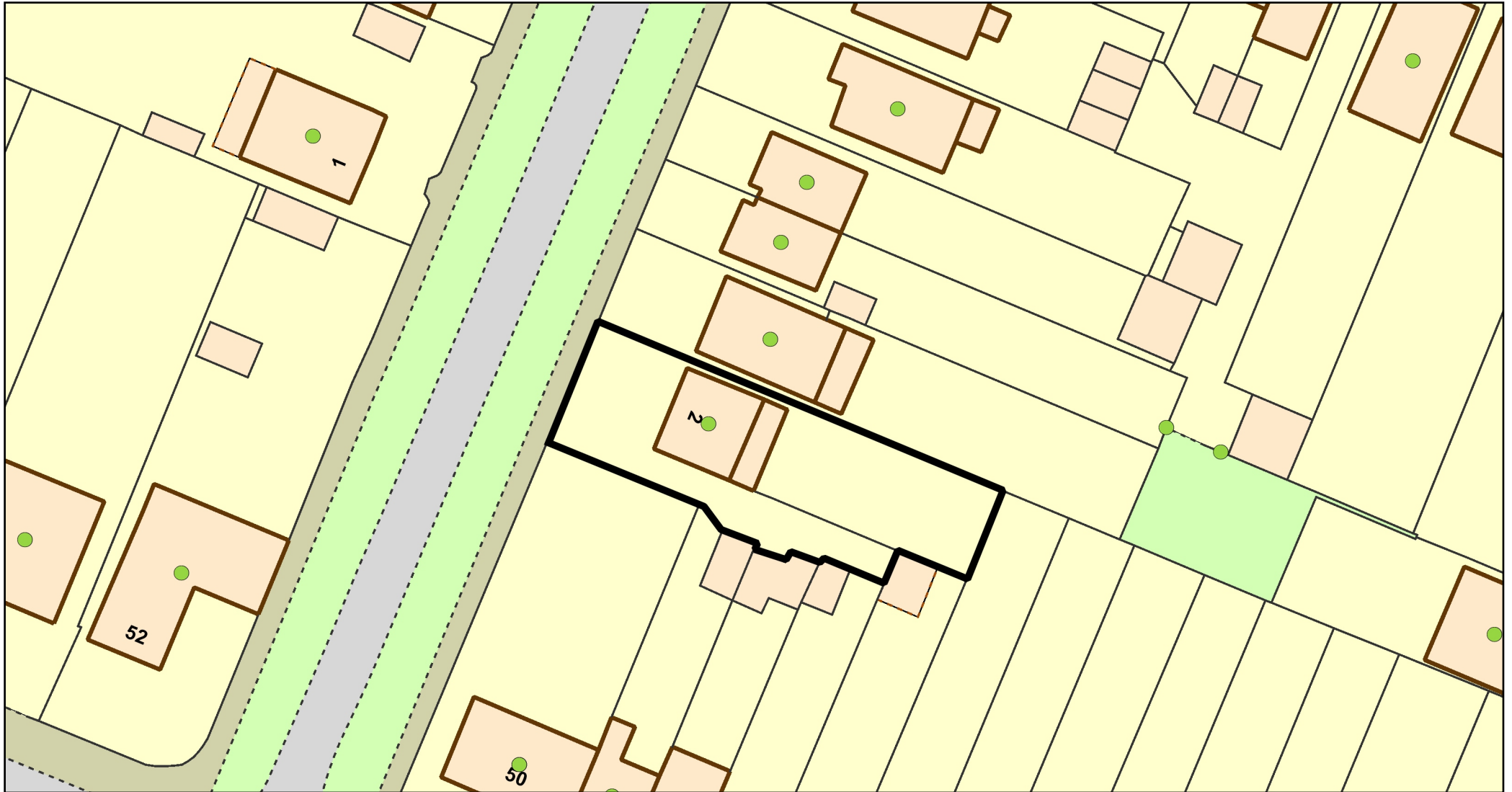
## **WARNING**

### **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 Onkar Bhogal, Principal Planning Enforcement Officer, by email at [Onkar.bhogal@havering.gov.uk](mailto:Onkar.bhogal@havering.gov.uk) Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 431587).

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**



2 Hamlet Road



Scale: 1:500  
Date: 30 October 2017  
Size: A4



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

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