

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: HAVERING LONDON BOROUGH COUNCIL

TO:

1. Mr Thomas Herne, 52 Lower Bedfords Road, Romford RM1 4DG
2. Mrs Rita V Herne, 52 Lower Bedfords Road, Romford RM1 4DG
3. The Owners, 52 Lower Bedfords Road, Romford RM1 4DG
4. The Occupiers, 52 Lower Bedfords Road, Romford RM1 4DG

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 52 Lower Bedfords Road, Romford RM1 4DG, shown edged in black on the attached plan. Land registry records show that it is registered under title number EGL31818

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is the permission granted by the Council on the 15th May 2015 for erection of a new house with a basement- Part Retrospective. Council reference P0378.15.

4. **THE BREACH OF CONDITIONS**

The following conditions have not been complied with-
Condition 4 and 5 of planning permission P0378.15 granted on 15th May 2015 illustrated below are not being complied with.

P9738.15 Condition 4- Landscaping

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for their protection in the course of development. The landscaping should take into account the requirement for a 2.1 metre by 2.1 metre pedestrian visibility splay on either side of the proposed access, set back from the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay. The development shall not be occupied until the hard landscaping has been completed. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the

development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the landscaping of the scheme. Submission of this detail prior to commencement will help to ensure that the development is appropriately landscaped and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

P0738.15 Condition 5 - Boundary Treatment

Prior to the commencement of the development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment to the front of the development will involve the continuation of the existing railings along the front of the property. The proposed boundary should also take into account the requirement for a 2.1 metre by 2.1 metre pedestrian visibility splay on either side of the proposed access, set back from the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay. The boundary development shall then be carried out in accordance with the approved details prior to occupation and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the boundary treatment of the scheme. Submission of this detail prior to commencement will help to ensure that the boundary treatment is appropriate, protects the openness of the Green Belt and visual amenities of the development and prevents undue overlooking of adjoining properties in accordance with Policies DC61 and DC63 of the LDF Development Control Policies Development Plan Document.

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

Within 28 days from the date of this notice, submit planning application(s) with sufficient information to discharge conditions 4 and 5 of planning permission ref: P0378.15 illustrated 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: 1st July 2020



David Colwill

Position: Team Leader Planning Enforcement and Appeals

Authorised Officer

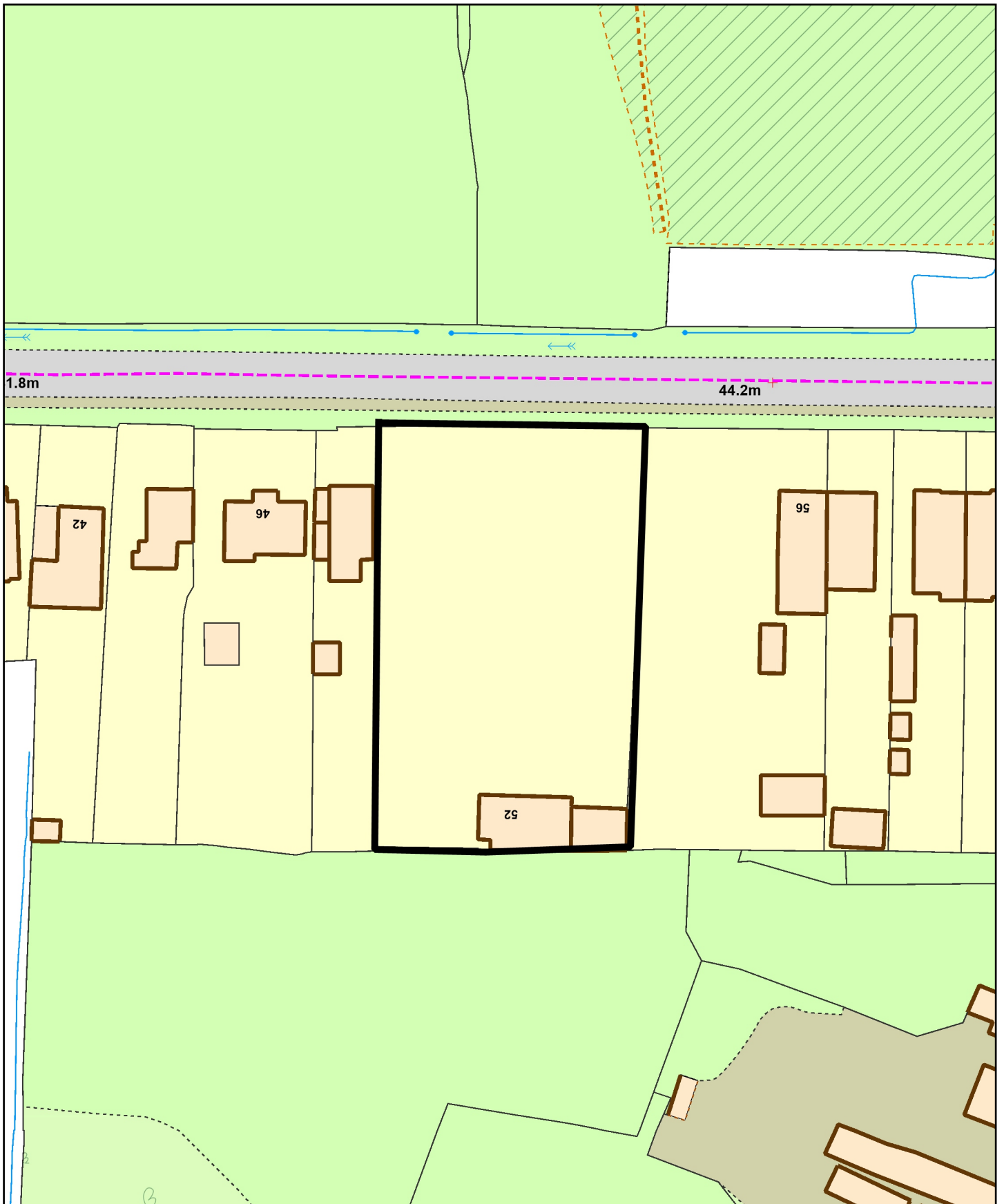
On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall
Main Road Romford RM1 3BD




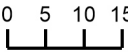

WARNING

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, Onkar.bhogal@havering.gov.uk (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



<p>52 Lower Bedfords Road</p>	<p style="text-align: right;">N ↑</p>
<p>    </p> <p>The National Land & Property Gazetteer NATIONAL STREET GAZETTEER Licensed Partner</p>	<p> Scale: 1:750 Date: 25 June 2020 </p> <p style="text-align: right;">0 5 10 15 metres</p> 
<p>  </p> <p> London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343 </p>	<p> © Crown copyright and database rights 2020 Ordnance Survey 100024327 </p>