

18 CROWLANDS AVENUE, ROMFORD, RM7 9JB

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/365/20

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 known as **18 CROWLANDS AVENUE, ROMFORD, RM7 9JB**, shown edged in black on the attached plan and is registered under Land Registry Title Number NGL140071.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of a first floor rear extension.

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 injury to amenity which has been caused by the breach.
2. The first floor rear extension would, by reason of its excessive width, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the rear garden, resulting in disproportionate additions to the original property creating a visually heavy roof and accordingly appears incongruous and out of keeping in the area, contrary to the provisions of the National Planning Policy Framework (NPPF), Policy DC61 (Urban Design) of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008, the Residential Extensions and Alterations Supplementary Planning Document 2011 and Policy 7.4 of the London Plan.
3. The first floor rear extension, by reason of its depth, excessive height and position close to the boundaries of the site, is an intrusive and unneighbourly development as well as having an adverse effect on the amenities of adjacent occupiers

contrary to the provisions of the National Planning Policy Framework (NPPF), Policy DC61 (Urban Design) of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008, the Residential Extensions and Alterations Supplementary Planning Document 2011.

4. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems and because planning permission has already been refused under application reference P1132.20.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Demolish the first floor rear extension as shown in the approximate location hatched in black on the attached location plan and reinstate the roof in line with the original roof profile and in materials to match the host property;

OR

- (ii) Carry out alterations to the first floor rear extension, so that it conforms fully with the **proposed plans** approved under planning application P1217.18 attached as Appendix 1 to this notice, including drawing numbers G77-1, G77-2, G77-3, G77-4 and G77-5 with respect to the **proposed elevations and floor plan**;

OR

- (iii) Carry out alterations to the first floor rear extension, so that it conforms fully with **existing plans** submitted under planning application P1217.18 attached as Appendix 1 to this notice, including drawing numbers G77-1, G77-2, G77-3, G77-4 and G77-5 with respect to the **existing elevations and floor plan**;

AND

- (iv) Remove from the site, all materials, rubbish and debris as a result of taking step (i) or step (ii) or step (iii) above;


6. TIME FOR COMPLIANCE

THREE MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **4th January 2021**, unless an appeal is made against it beforehand

Dated: 27th November 2020

Signed: 

DAVID COLWILL

Authorised Officer on behalf of London Borough of Havering, Mercury House, Mercury Gardens, Romford, RM1 3SL

Nominated Officer to contact regarding this Notice: Phillip Jones

Telephone Number: 01708 431439

Email: Phillip.jones@haverling.gov.uk

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 Planning Inspectorate acting on behalf of the Secretary of State before **4th January 2021**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED

If an appeal is not received against this Enforcement Notice, it will take effect on **4th January 2021** 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) can be viewed online at <https://www.legislation.gov.uk>

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 Planning Inspectorate before **4th January 2021**.

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) you may appeal 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 you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£412** 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

The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate 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 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(s), 18 Crowlands Avenue, Romford, RM7 9JB.
2. The Occupier(s), 18 Crowlands Avenue, Romford, RM7 9JB.
3. Stokley Ayinde, 18 Crowlands Avenue, Romford, RM7 9JB.
4. Oluwatoyin Monilola Ayinde, 18 Crowlands Avenue, Romford, RM7 9JB.

5. Charter Mortgages Limited, 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD.



ENF/365/20	18 Crowlands Avenue, Romford, RM7 9JB. 
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  	Scale: 1:750  Date: 26 November 2020
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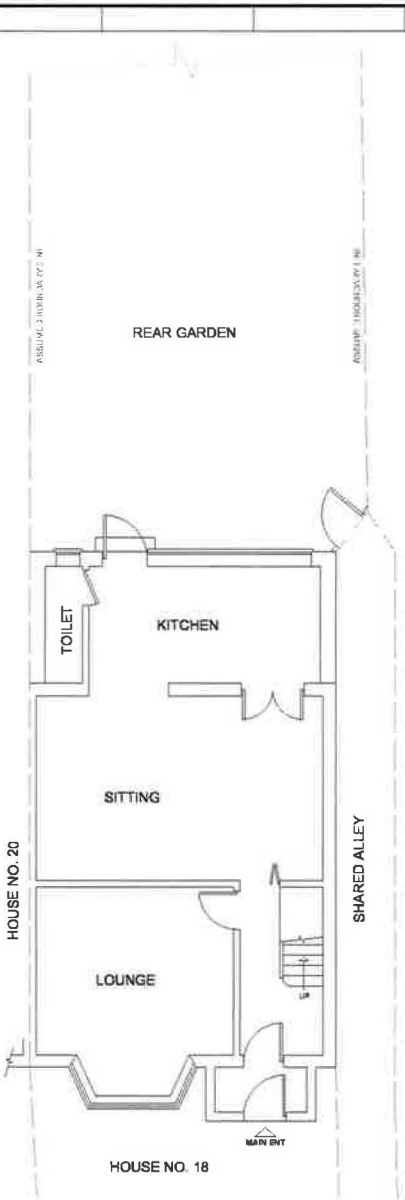
	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2020 Ordnance Survey 100024327
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APPENDIX 1.



EXISTING GROUND FLOOR
(NO CHANGES)



EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

ALL DIMENSIONS IN MM UNLESS NOTED OTHERWISE

DO NOT SCALE FROM DRAWINGS ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE THE START OF ANY WORK.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY OR FORM.

PLEASE NOTE: PROPERTY OWNER TO ENSURE THAT ALL ASPECTS OF THE "PARTY WALL ETC, ACT 1997" ARE COMPLIED WITH PRIOR TO ANY WORK COMMENCING ON SITE.

VARIATIONS IN SQUARENESS, DEPTH OF PLASTER ETC, MUST BE CHECKED FOR. WHERE NEW WALLS ARE SHOWN AS ALIGNED WITH EXISTING WALLS, PHYSICAL REMOVAL OF BRICKWORK AND / OR PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO MUST BE CHECKED.

ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

MATERIALS SHOULD MATCH THOSE OF THE EXISTING DWELLING

PLANNING ISSUE
DO NOT USE FOR ANY CONSTRUCTION WORK DOCUMENTS SHOULD BE USED AS THE DRAWING STATUS DESCRIBED, ANY OTHER USE IS DONE SO AT THE RESPONSIBILITY OF THE USER.



Revision	Description	Date
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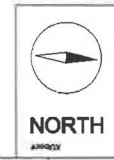
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07084786567 / 07538938251 / 07507665812
Email getrapidplans@gmail.com
Web site www.getrapidplans.co.uk

ADDRESS
18 CROWLANDS AVENUE,
ROMFORD,
RM7 6JG

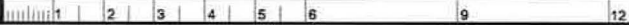
PROJECT
PART FIRST FLOOR REAR EXTENSION

TITLE
FLOOR PLANS

DRAWN AT HEAD OFFICE	SCALE 1:100 @A3
DRAWING NO G77-1	REVISION
	DRAWN BY
	CHECKED BY
	DATE 26-07-2018



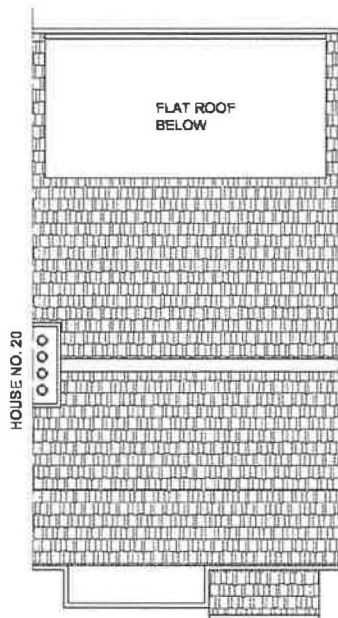
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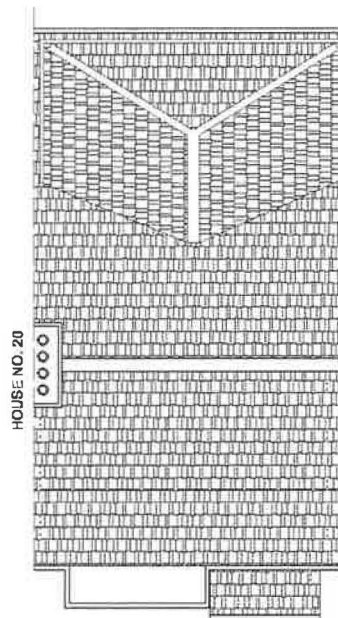
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EXISTING ROOF PLAN



PROPOSED ROOF PLAN

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE

ALL DIMENSIONS IN MM UNLESS NOTED OTHERWISE

DO NOT SCALE FROM DRAWINGS ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE THE START OF ANY WORK

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PLEASE NOTE: PROPERTY OWNER TO ENSURE THAT ALL ASPECTS OF THE PARTY WALL ETC, AGT 1990 ARE COMPLIED WITH PRIOR TO ANY WORK COMMENCING ON SITE

VARIATIONS IN SQUARENESS, DEPTH OF PLASTER ETC, MUST BE CHECKED FOR. WHERE NEW WALLS ARE SHOWN AS ALIGNED WITH EXISTING WALLS, PHYSICAL REMOVAL OF BRICKWORK AND / OR PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO MUST BE CHECKED

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MATERIALS SHOULD MATCH THOSE OF THE EXISTING DWELLING

PLANNING ISSUE

DO NOT USE FOR ANY CONSTRUCTION WORK
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Revision	Description	Date

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02084786567 / 07538838251 / 07507865812
Email: getrapidplans@gmail.com
Web site: www.getrapidplans.co.uk

ADDRESS
18 CROWLANDS AVENUE,
ROMFORD,
RM7 9JB

PROJECT
PART FIRST FLOOR REAR EXTENSION

TITLE
ROOF PLANS

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DRAWING NO G77-2	REVISION
	DRAWN BY
	CHECK BY
	DATE 28-07-2018



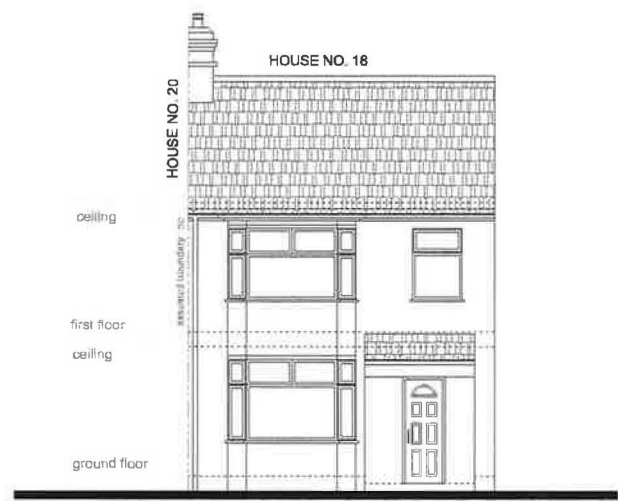
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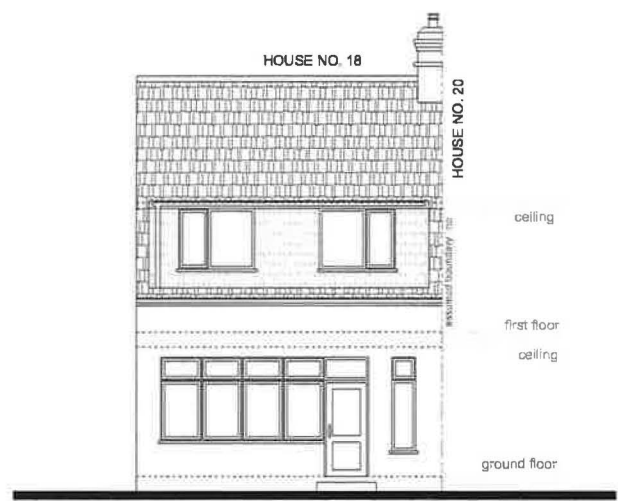
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**EXISTING FRONT ELEVATION
(NO CHANGES)**

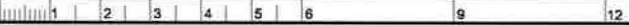


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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PLANNING ISSUE

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 ROMFORD,
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PROJECT
 PART FIRST FLOOR REAR EXTENSION

TITLE
 FRONT AND REAR ELEVATIONS

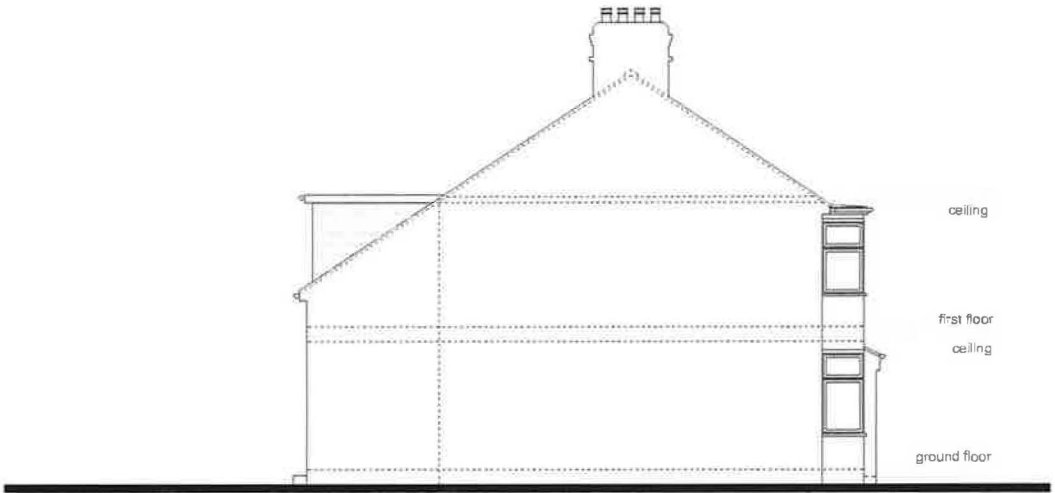
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G77-3				26-07-2018

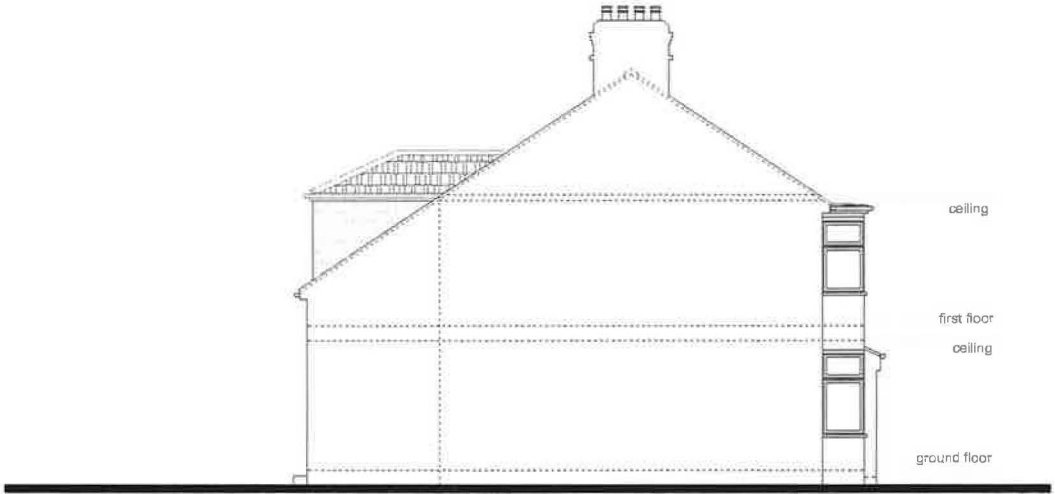
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EXISTING L.H.SIDE ELEVATION



PROPOSED L.H.SIDE ELEVATION

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Revision	Description	Date

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Email getrapidplans@gmail.com
Web site www.getrapidplans.co.uk

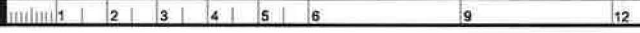
ADDRESS
18 CROWLANDS AVENUE,
ROMFORD,
RM7 9JB

PROJECT
PART FIRST FLOOR REAR EXTENSION

TITLE
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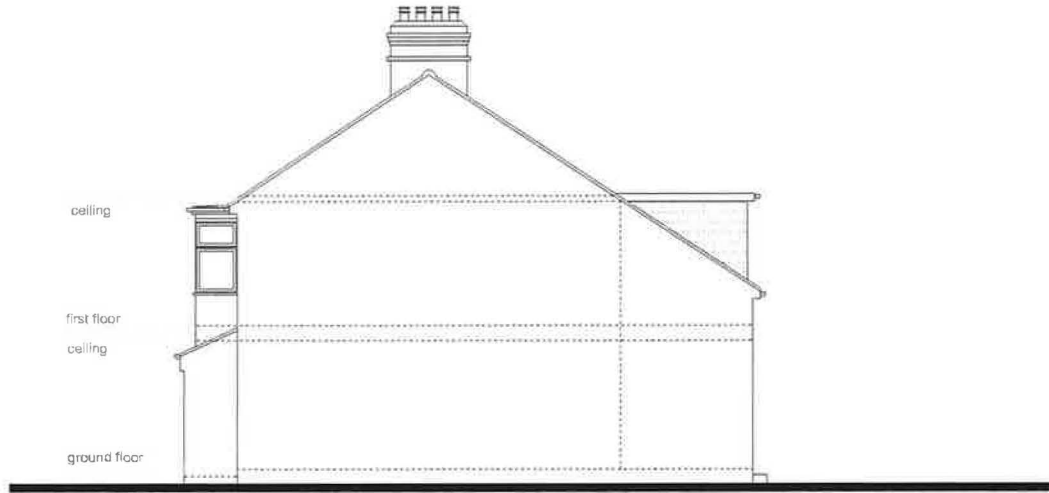
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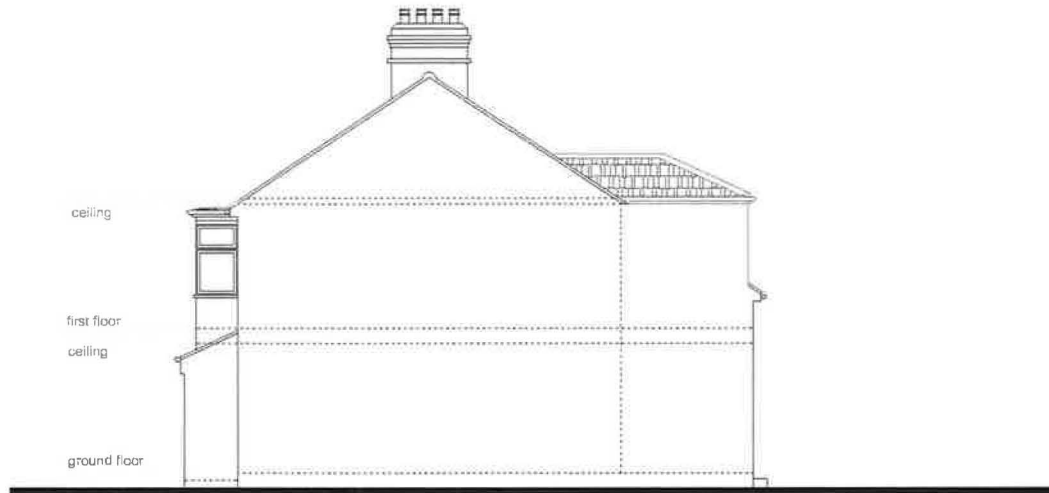
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EXISTING R.H.SIDE ELEVATION



PROPOSED R.H.SIDE ELEVATION

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 RM7 9JB

PROJECT
 PART FIRST FLOOR REAR EXTENSION

TITLE
 R.H SIDE ELEVATIONS

DRAWN AT
 HEAD OFFICE

SCALE
 1:100 @A3

DRAWING NO
 G77-5

REVISION
 DRAWN BY
 CHKD BY

DATE
 26-07-2018

Scale 1:100



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.