

48 HEATH DRIVE, ROMFORD, RM2 5QL

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 – ENF/550/20

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

1. David James Bass, 48 Heath Drive, Gidea Park, Romford, RM2 5QL
2. Paula Ann Denny, 48 Heath Drive, Gidea Park, Romford, RM2 5QL
3. The Owner(s) 48 Heath Drive, Gidea Park, Romford, RM2 5QL
4. The Occupier(s) 48 Heath Drive, Gidea Park, Romford, RM2 5QL

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 48 Heath Drive, Romford, RM5 5QL as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates to permission P0387.17 -Proposed single storey side/rear extension

4. THE BREACH OF CONDITIONS

The following conditions have not been complied with:

Non-compliance with Condition 2 (samples of materials), Condition 3 (details of windows and doors), and Condition 4 (details of roof lights) .of planning permission ref: P0387.17 granted on 21st June 2017

Condition 2:

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policies DC61 and DC68 of the Development Control Policies Development Plan Document.

Condition 3:

Before any of the development hereby permitted is commenced, details of the windows and doors (which shall be of a design that reflects the fenestration of the windows on the main part of the dwelling), shall be submitted and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved details.

Reason: To safeguard the appearance of the building and the character of the immediate area and comply with Policies DC61 and DC68 of the Development Control Policies Development Plan Document.

Condition 4:

Notwithstanding the details on the submitted plans, conservation area roof lights shall be used for the proposed development hereby permitted, details of which shall be submitted and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason; Insufficient information has been supplied with the application to judge the appropriateness of the windows to be used. Submission of details prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policies DC61 and DC68 of the Development Control Policies Development Plan Document.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breaches of conditions specified in paragraph 4 of this notice, you are required to secure compliance with the stated conditions by taking the following steps:

Within 42 days from the date of service of this notice:

1. Submit to the London Borough of Havering a valid application, plans and fee to discharge conditions 2 (Samples & Materials), 3 (Details of windows) & 4 (Details of roof lights) of P0387.17.

6. WHEN THIS NOTICE TAKES EFFECT

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

Dated: 2nd December 2020



David Colwill

Position: Planning Enforcement Team Leader

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering,
Mercury House, Mercury Gardens, Romford RM1 3SL

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 Peter Miller (Planning Enforcement Officer) on peter.miller@haverling.gov.uk or 01708 433635.

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.



48 Heath Drive, Romford, RM2 5QL



Scale: 1:750
Date: 01 December 2020



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Town Hall, Main Road
Romford, RM1 3BD
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