

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/746/16

ISSUED BY: HAVERING LONDON BOROUGH COUNCIL

TO:

1. The Occupiers,
 Ground Floor, 12 Bridge Close, Romford RM7 0AU
2. Kasha's Royal
 Ground Floor, 12 Bridge Close, Romford RM7 0AU
3. Samuel Mensah
 Ground Floor, 12 Bridge Close, Romford RM7 0AU
4. Samuel Mensah
 By Email: beemensbk@gmail.com
5. Samuel Mensah
 9 Shepherds Lane, London E8 6JJ
6. Ken Jones
 84 Norwood Avenue, Romford RM7 0QJ

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 Kasha's Royal, Ground Floor, 12 Bridge Close, Romford RM7 0AU, shown edged in black on the attached plan. Land registry records show that it is registered under title number BGL113941.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted ref: P0368.21 by the Council on the 9th July 2021 for change of use from industrial use to a commercial production kitchen.

4. THE BREACH OF CONDITIONS

Non-compliance with Condition 4 (Extraction and filtration) and Condition 5 (details and samples of colour to be applied to ducting) of planning permission P0368.21 granted on 9th July 2021 illustrated below is not being complied with.

Condition 4 states:

Before the use commences the extraction and filtering system to remove and/or disperse odours and odorous material should be fitted in accordance with the submitted details (document titled "System Specification; ESP1 and ESP2 Data Sheet; Odour Control (OC2) and OC2 Specifications"); thereafter the extraction/filtering system shall be operated at all times during the opening times and maintained in accordance with the submitted details.

Reason: To protect the amenity of occupiers of nearby premises and ensure that the development accords with Development Control Policies Development Plan Document Policy DC61. (Policy 26 – Havering Local Plan).

Condition 5 states:

The proposed commercial kitchen hereby permitted shall only be carried out within the existing kitchen area at no. 12 Bridge Close, Romford as indicated on plan rev 299-PROP-02 rev ORIGINAL. Before any of the works associated with the external extract flue is commenced, details and/or sample of the colour to be applied to the external extract ducting shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and in the interests of residential amenity, to comply with Policy DC61 of the Development Control Policies Development Plan Document. (Policy 26 – Havering Local Plan).

5. THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS

As the person responsible for the breach of condition specified in section 4 of this notice, you are required to comply with the stated condition by taking the following steps:

Cease all operations on site unless and until the requirements of conditions 4 and 5 of permission P0368.21 have been agreed in writing and discharged.

Time for compliance: 28 days from the effective date of this notice, beginning with the day on which the notice is served on you.

6. WHEN THIS NOTICE TAKES EFFECT

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

Dated: 14th January 2022



David Colwill

Position: Team Leader Planning Enforcement

Authorised Officer

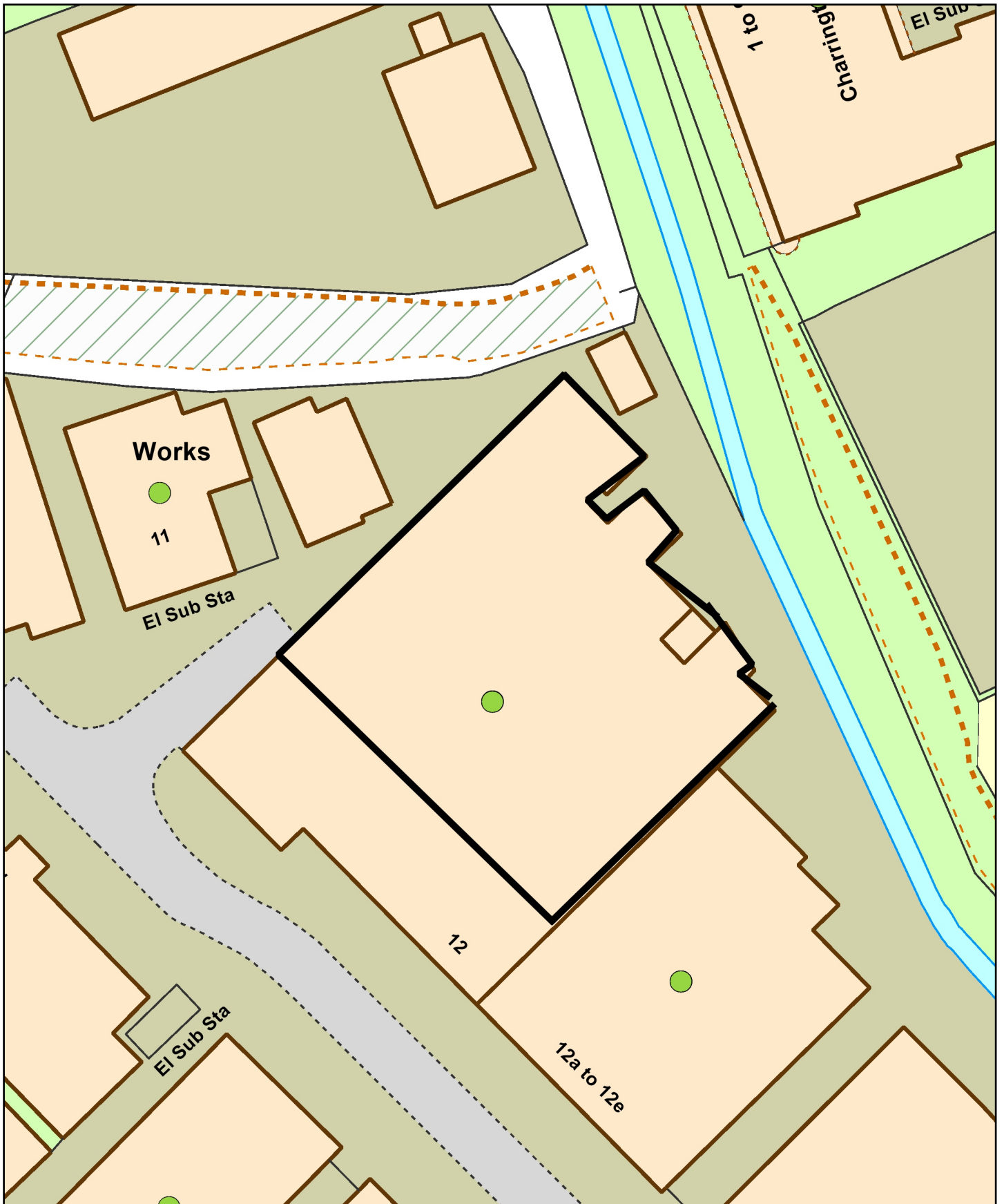
On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall
Main Road Romford RM1 3BD

WARNING




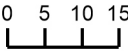
THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE


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, 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>Kasha's Royal 12 Bridge Close, Romford</p>	<p style="text-align: right;">N ↑</p>
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<p>    </p> <p>The National Land & Property Gazetteer NATIONAL STREET GAZETTEER Licensed Partner</p>	<p> Scale: 1:500 Date: 31 December 2021 </p> <p style="text-align: right;">0 5 10 15 metres</p> 
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<p>  Havering LONDON BOROUGH </p>	<p> London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343 </p>	<p> © Crown copyright and database rights 2021 Ordnance Survey 100024327 </p>
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