

**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/32/16**

**ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL**

**TO:**

- (1) The Owner, 115A Shepherds Hill, Romford, RM3 0NP
- (2) The Occupier, 115A Shepherds Hill, Romford, RM3 0NP
- (3) Charlotte Claire Awbery, 115A Shepherds Hill, Romford, RM3 0NP
- (4) One Savings Bank PLC, Reliance House, Sun Pier, Chatham, Kent ME4 4ET (trading as Kent Reliance Banking Services, Kent Reliance and krbs)

**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**

115A Shepherds Hill Romford RM3 0NP, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference BGL115669.

**3. THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is P0112.14 for "New detached dwelling", which was granted planning permission on 25<sup>th</sup> February 2015.

**4. THE BREACH OF CONDITIONS**

Failure to provide details and discharge the requirements of conditions 2 (materials), 3 (landscaping), 4 (boundary treatment), 6 (highway agreement) and 11 (cycle storage) of planning application P0112.14.

**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 conditions by taking the following steps:

(1) Submit a valid application and fee to discharge the requirements of each of the following conditions of application P1717.14:

- 2 Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) 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 comply with Policy DC61 of the Development Control Policies Development Plan Document.

- 3 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 the protection in the course of development. 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: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

- 4 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 development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development and to prevent undue overlooking of adjoining properties and in order that the development accords with Policies DC61 and DC63 of the LDF Development Control Policies Development Plan Document.

- 6 The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of the development. 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.

- 11 Prior to completion of the works hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

**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: **11<sup>th</sup> February 2022**

Signed: 

**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

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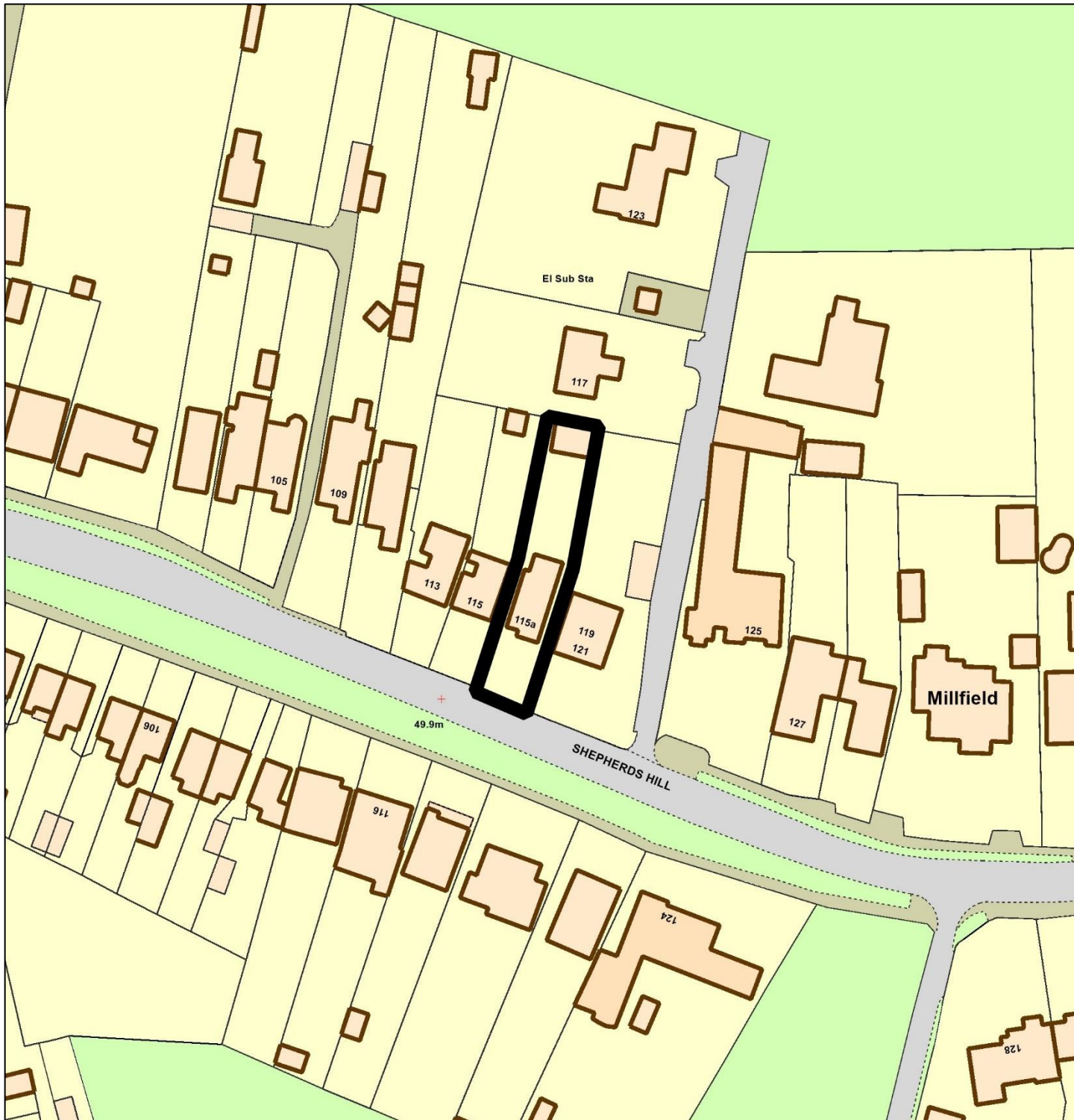
**WARNING****THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE**


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 **Samuel Cadman, Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 433 758)**.





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**

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<p><b>115A Shepherds Hill, Romford, RM3 0NP</b></p>	<p><b>Scale: 1:1000</b>  <b>Date: 11 February 2022</b></p>	<p>0 2.5 5 7.5 metres</p> 
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	<p>London Borough of Havering          Town Hall, Main Road          Romford, RM1 3BD          Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2022          Ordnance Survey 100024327</p>	  
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