

LAND TO THE REAR OF 230 SOUTH STREET, ROMFORD, RM1 2AD

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/154/21

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 **LAND TO THE REAR OF 230 SOUTH STREET, ROMFORD, RM1 2AD**, shown edged in black on the attached plan and specifically **PART SINGLE STOREY PART TWO STOREY BUILDING** marked within the cross hatched area and is registered under Land Registry Title Number **EGL5463**.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of part single storey part two storey building to six self-contained units of residential accommodation.

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 unauthorised development fails to make provision for the minimum requirement of one three bedroom family unit required in conversion and subdivisions as set out within Policy 9 of the adopted Local Plan (2016-2031) adopted 2021 and is therefore unacceptable in principle.
- (3) The unauthorised development fails to demonstrate an acceptable living environment for future occupants through poor outlook and through significant failings to meet minimum prescribed standards for internal spaced, bedroom size and mix all factors which are conducive to cramped overdevelopment of the site which would be detrimental to the amenity of future occupiers and not of a suitably high quality as is required. The unauthorised development is

therefore contrary to Policy 7 of the Havering Local Plan 2016-2031 and London Plan 2021 Policy D6. There would be conflict with paragraph 130(f) of the National Planning Policy Framework which seeks to ensure a high standard of amenity for future users of development.

- (4) The unauthorised development through overprovision of parking fail to comply with London Plan T6 and consequently Havering Local Plan 2016-2031 Policy 24.
- (5) The Council does not consider that planning permission should be granted because conditions attached to any consent would not overcome these problems and because planning permission has already been refused under application P2044.21.

5. WHAT YOU ARE REQUIRED TO DO

- 1. Cease the use of the part single storey part two storey building as six self-contained units of residential accommodation, marked within the cross hatched area on the location plan;

AND

- 2. Remove all the kitchens and cooking facilities and all bathrooms and bathroom facilities together with any other residential paraphernalia that facilitates the residential use, from the part single storey part two storey building, except for 2No water closets and a staffroom/kitchen marked with a cross on the ground floor on the plan attached as LBH 1;

AND

- 3. Remove all partitions, non-load bearing walls and doors from the part single storey part two storey building marked with a solid black line on the attached plan LBH 2;

AND

- 4. Remove all electricity metres/fuse boxes from the part single storey part two storey building, except for one which serves the whole building marked within the cross hatched area on the location plan;

AND

- 5. All materials, wiring, plaster board, framing, doors, kitchens, bathrooms and all other debris associated with steps 1, 2, 3, & 4 above, shall be totally removed from the site.

6. TIME FOR COMPLIANCE

6 MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **18th March 2022**, unless an appeal is made against it beforehand

Dated: **11th February 2022**

Signed:



George Atta-Adutwum
Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road,
Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **Phillip Jones**

Telephone Number: **01708 431439** Email: phillip.jones@havering.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 **18th March 2022**. 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 **18th March 2022** 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 **18th March 2022**.

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 **£5544** 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.

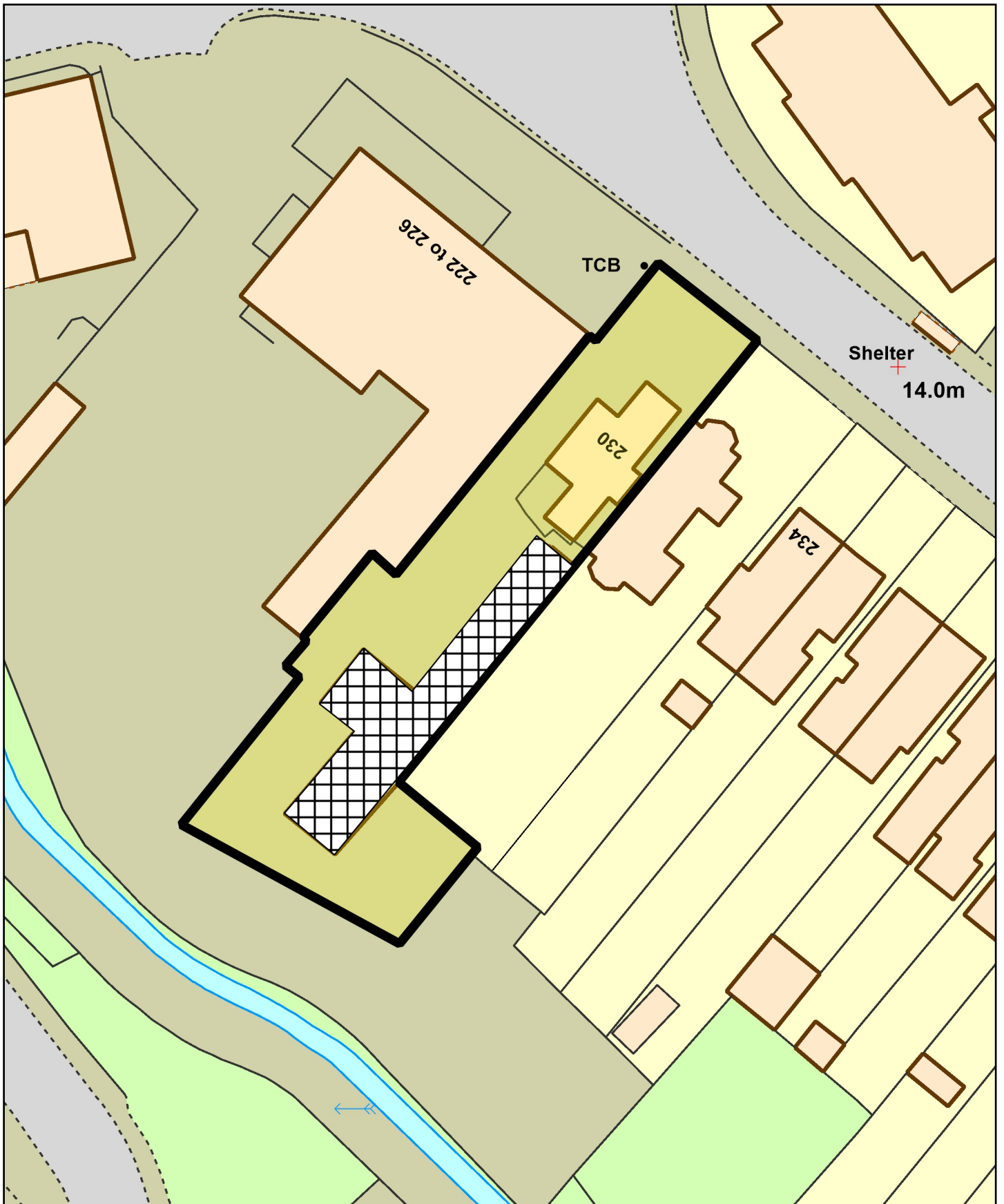
RECIPIENTS OF THE ENFORCEMENT NOTICE





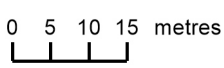

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

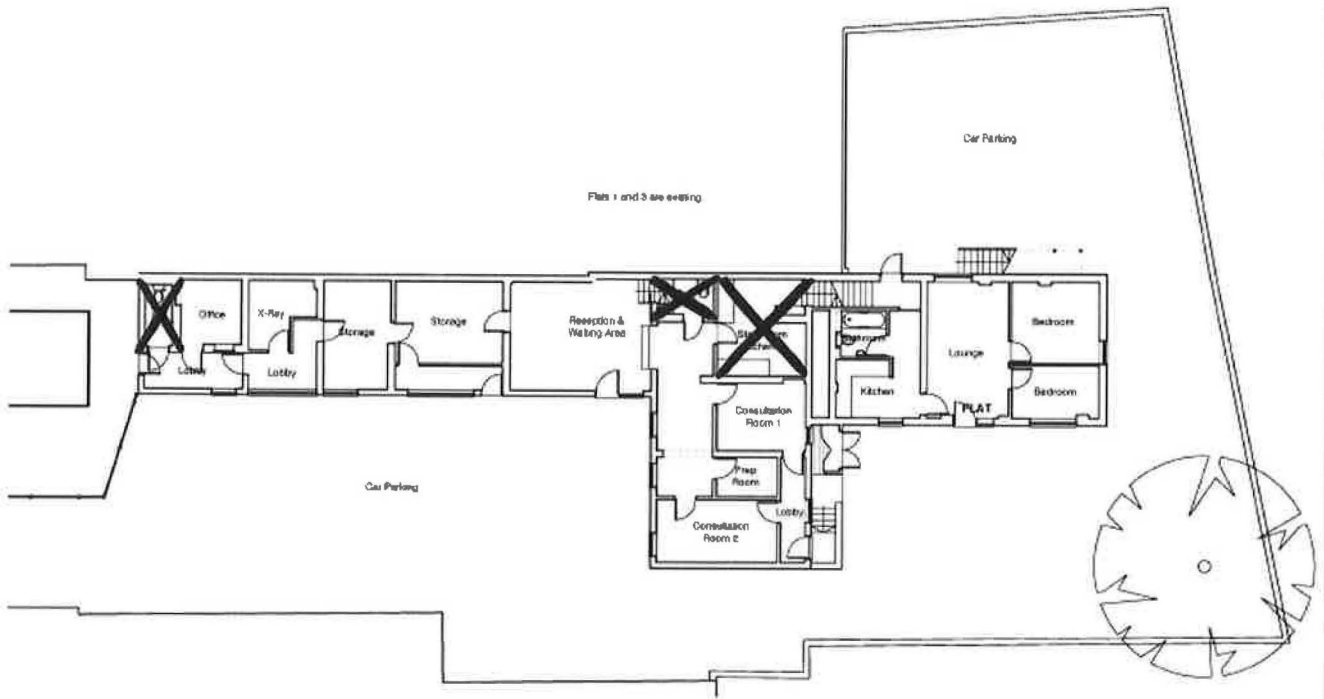
1. The Owner(s), Flat 1, 230 South Street, Romford, RM1 2AD.
2. The Occupier(s), Flat 1, 230 South Street, Romford, RM1 2AD.

3. The Owner(s), Flat 2, 230 South Street, Romford, RM1 2AD.
4. The Occupier(s), Flat 2, 230 South Street, Romford, RM1 2AD.
5. The Owner(s), Flat 3, 230 South Street, Romford, RM1 2AD.
6. The Occupier(s), Flat 3, 230 South Street, Romford, RM1 2AD.
7. The Owner(s), Flat 4, 230 South Street, Romford, RM1 2AD.
8. The Occupier(s), Flat 4, 230 South Street, Romford, RM1 2AD.
9. The Owner(s), Flat 5, 230 South Street, Romford, RM1 2AD.
10. The Occupier(s), Flat 5, 230 South Street, Romford, RM1 2AD.
11. The Owner(s), Flat 6, 230 South Street, Romford, RM1 2AD.
12. The Occupier(s), Flat 6, 230 South Street, Romford, RM1 2AD.
13. The Owner(s), 230 South Street, Romford, RM1 2AD.
14. The Occupier(s), 230 South Street, Romford, RM1 2AD.
15. Richard Michael Orchard, 230 South Street, Romford, RM1 2AD.
16. The Owner(s), 230a South Street (first floor flat only), Romford, RM1 2AD.
17. The Occupier(s), 230a South Street (first floor flat only), Romford, RM1 2AD.
18. Graham Joseph Leonard, 230a South Street (first floor flat only), Romford, RM1 2AD.
19. Claudia Leonard, 230a South Street (first floor flat only), Romford, RM1 2AD.
20. The Co-operative Bank PLC, P. O. Box 3462, Cheadle Road, Leek, ST13 9BG.
21. 230 South Street Management Company Ltd., 230 South Street, Romford, RM1 2AD.
22. Christopher Stewart Beenham, Director 230 South Street Management Company Ltd., 183-185 Hornchurch Road, Hornchurch, RM12 4TE.
23. Antoinette Carter, Director 230 South Street Management Company Ltd., 183-185 Hornchurch Road, Hornchurch, RM12 4TE.
24. Andrew Rene Bennett, 6a Common Lane, Hemingford Abbots, Huntingdon, PE28 9AN
25. Andrew Rene Bennett, c/o Buckles Solicitors LLP (Ref CXM/BEN0141), Grant House, 101 Borges Boulevards, Peterborough, PE1 1NG.

26. The Royal Bank of Scotland PLC., Credit Documentation Department, P.O. Box 502, 42 High Street, Sheffield, S1 2YW.



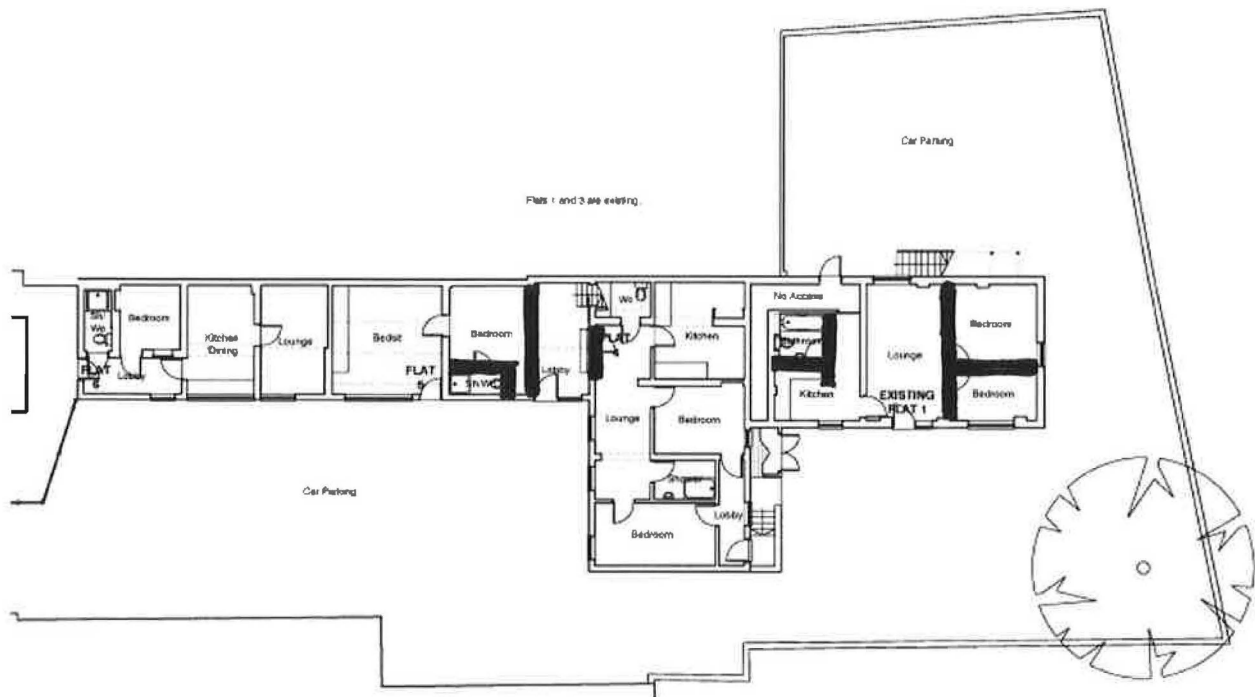
<p>Land to the rear of 230 South Street, Romford, RM1 2AD.</p>	<p>ENF/154/21</p> 
  	<p>Scale: 1:500</p> <p>Date: 03 February 2022</p> 
 <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2022 Ordnance Survey 100024327</p>



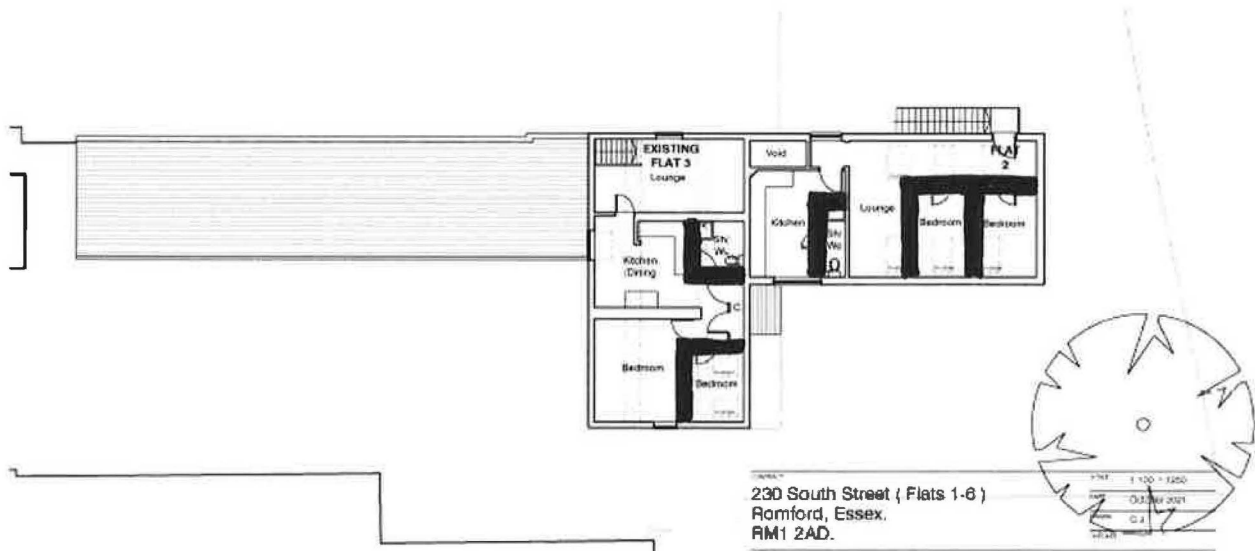
GROUND FLOOR PLAN

LBH 1

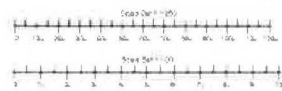
DO NOT SCALE
 VERIFY DIMENSIONS AND DIMENSIONS TO THE ARCHITECT
 CHECK ALL DIMENSIONS BEFORE TENDERING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



230 South Street (Flats 1-6)
 Romford, Essex.
 RM1 2AD.

Proposed Floor Layouts,
 As Built

21199_002

Architects + Building Surveyors
 51-53 High Street, Romford, Essex, SSM1 1JH
 Tel: 020 2141 1120 Fax: 020 2141 1121

LBH 2

Enforcement appeal: information sheet for local planning authorities

Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol BS1
6PN

Direct Line: 0303 444 5000

Email: enquiries@planninginspectorate.gov.uk

1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); 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 written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- 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.