

1 HIGHFIELD ROAD, ROMFORD, RM5 3RA

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/410/21

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 **1 HIGHFIELD ROAD, ROMFORD, RM5 3RA**, shown edged in black on the attached plan and is registered under Land Registry Title Number **EX15181**.

- 3. THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the alterations to the main roof and construction of a rear dormer window and front porch.

- 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 roof extensions, by reason of their design, bulk, width, rear projection over existing extension, prominent siting, gabled roof form and material finish, lack subservience to the existing dwelling, unbalances the pair of semi-detached dwellings and appears an incongruous, overbearing, dominant and visually intrusive feature in the streetscene harmful to the character and appearance of the surrounding area contrary to Policy 26 of the Havering Local Plan (2016-2031), the residential Extensions and Alterations Supplementary Planning Document and Policy D4 of the London Plan adopted 2021.
- (3) The unauthorised dormer over the existing side extension, by reason of its siting and position close to the north west boundary of the site and inclusion of

side facing window, is unneighbourly and over-dominant and results in undue overlooking, loss of privacy and loss of outlook, which has a serious effect on the living conditions of No 36 Clockhouse Lane contrary to Policy 7 of the Havering Local Plan (2016-2031) and the Residential Extensions and Alterations Supplementary Planning Document.

(4) The unauthorised front porch, by reason of the overlarge roof overhang and the introduction of 2 no. pilasters is considered out of keeping with the architecture of the surrounding area and is an incongruous, overbearing, dominant and visually intrusive feature in the streetscene harmful to the character and appearance of the surrounding area contrary to Policy 26 of the Havering Local Plan (2016-2031), the residential Extensions and Alterations Supplementary Planning Document and Policy D4 of the London Plan adopted 2021.

(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 P2321.21 & P0615.20.

5. WHAT YOU ARE REQUIRED TO DO

1. Demolish the hip to gable roof extension and the extension of the main roof over the existing two storey side extension and the rear dormer window, so that the resulting roof design accords with the existing elevations as indicated on plans submitted with application P1147.20 attached as LBH 1 & 2. All materials to match the original roof in colour, texture and size of tiles;

AND

2. Remove the 2 no. pilasters from the front porch and cut back the flat roof so that the roof project out from the front elevation of the porch in line with the projection of the roof along the side elevations of the porch, so that the eaves are symmetrical along all elevations.

OR

3. Reduce the size of the porch so that it is no more than 3.0 metres in height measured from natural ground level, is no more than 3.0 square metres when measured externally and is not within 2.0 metres of any boundary of the site with a highway. So that the porch accords with Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

AND

4. Remove all building materials and debris from the site as a result of taking step 1, 2 or 3 above.

6. TIME FOR COMPLIANCE

4 MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **30th March 2022**, unless an appeal is made against it beforehand

Dated: **23rd 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 **30th 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 **30th 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 **30th 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 **£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

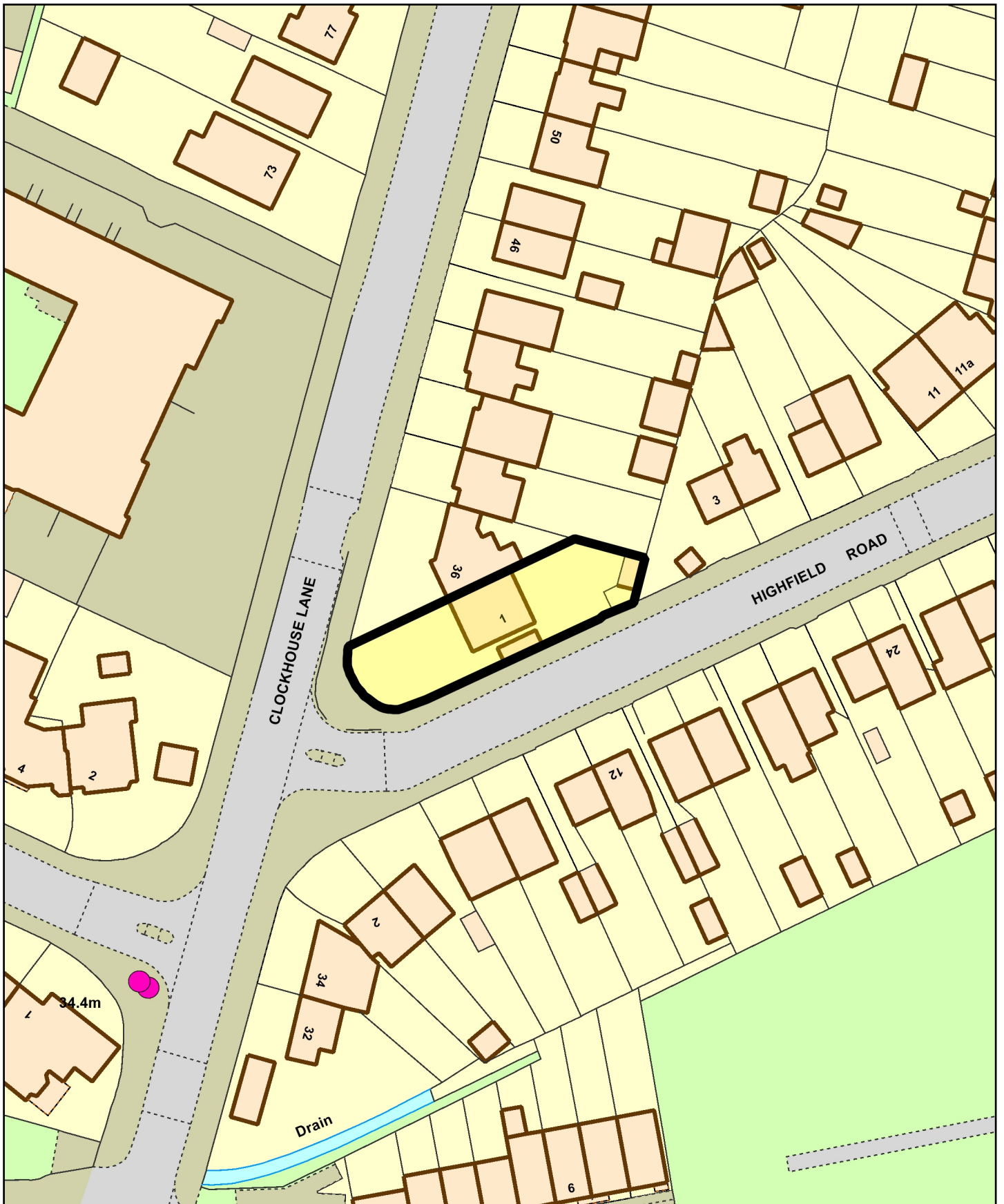
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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), 1 Highfield Road, Romford, RM5 3RA.
2. The Occupier(s), 1 Highfield Road, Romford, RM5 3RA.

3. Ansar Ali, 1 Highfield Road, Romford, RM5 3RA.
4. Sheli Ali, 1 Highfield Road, Romford, RM5 3RA.
5. National Westminster Bank PLC Mortgage Centre, P.O. Box 123, Greenock, PA15 1EF.



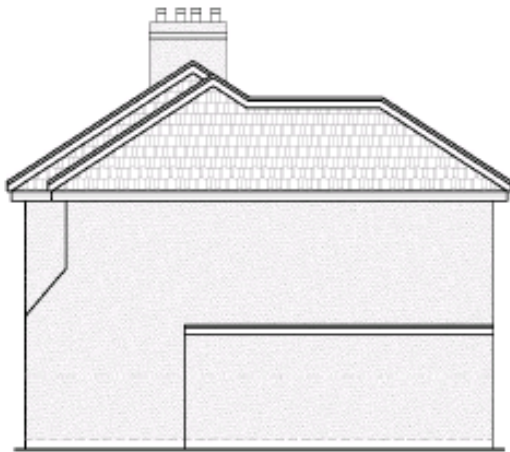
<p>1 Highfield Road, Romford, RM5 3RA.</p>	<p>ENF/410/21</p> 
	<p>Scale: 1:750</p> <p>Date: 16 February 2022</p> 
 <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2022 Ordnance Survey 100024327</p>



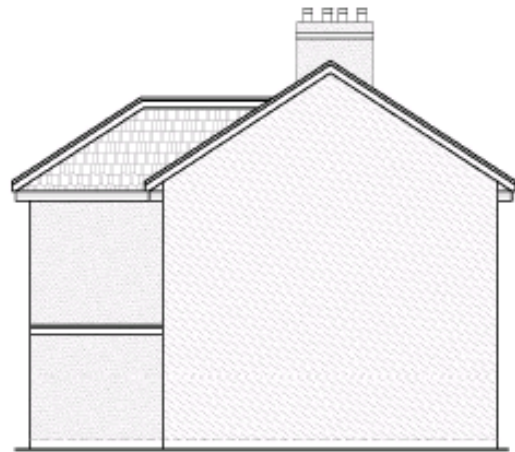
EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100

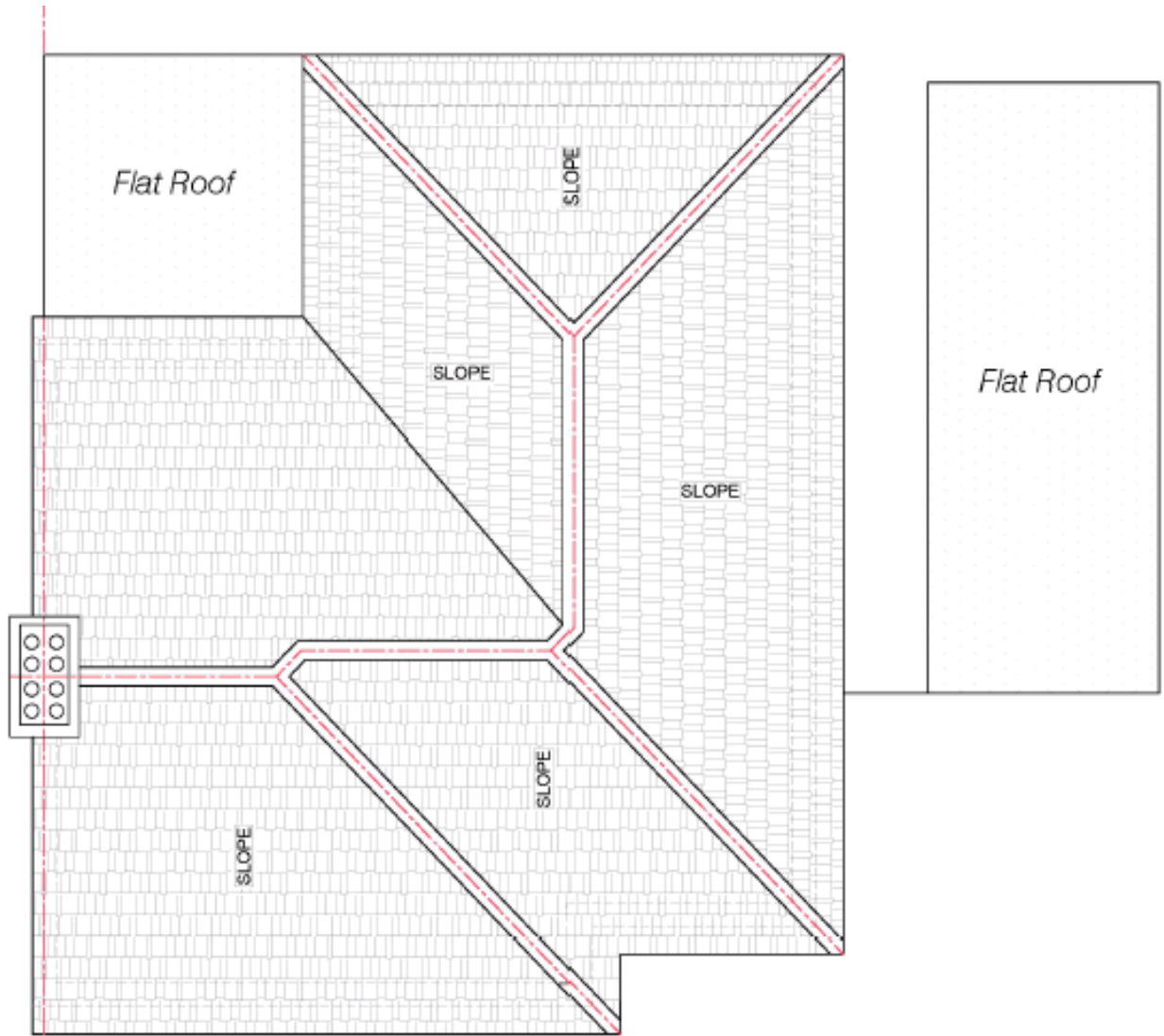


EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING ELEVATION SIDE B
SCALE 1:100

LBH 1



EXISTING ROOF PLAN
SCALE 1:100

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.