

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/668/20

ISSUED BY:

LONDON BOROUGH OF HAVERING COUNCIL

TO:

- (1) The Owners / Occupiers; 17 Hall Lane, Upminster, RM14 1AF
- (2) BC Properties Essex LTD Floor 4, 80 Leadenhall Street, London EC3A 3DH
- (3) BC Properties Essex LTD; Office 3, 43-45 Butts Green Road, Hornchurch, England, RM11 2JS
- (4) Clive Ronald Hibbitt; Office 3, 43-45 Butts Green Road, Hornchurch, England, RM11 2JS
- (5) Brian Peter Russell; Office 3, 43-45 Butts Green Road, Hornchurch, England, RM11 2JS
- (6) BC Properties Essex LTD; issued via e-mail.

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

17 Hall Lane, Upminster, RM14 1AF as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference NGL158758.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates to is P1432.18 which was granted for "To demolish the existing 5 bedroom house and erect a 4 storey building creating 6 apartments with associated car parking and landscaping."

4. THE BREACH OF CONDITIONS

Failure to provide details and sufficiently discharge the requirements of condition 5 (landscaping) of application P1432.18, which was granted planning permission on 16th May 2019.

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:

- (1) Submit a valid application and fee to discharge the requirements of condition 5 of application P1432.18.

5. *Prior to the above ground works of the development hereby approved there shall be 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:- Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

Time for compliance: 35 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 April 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

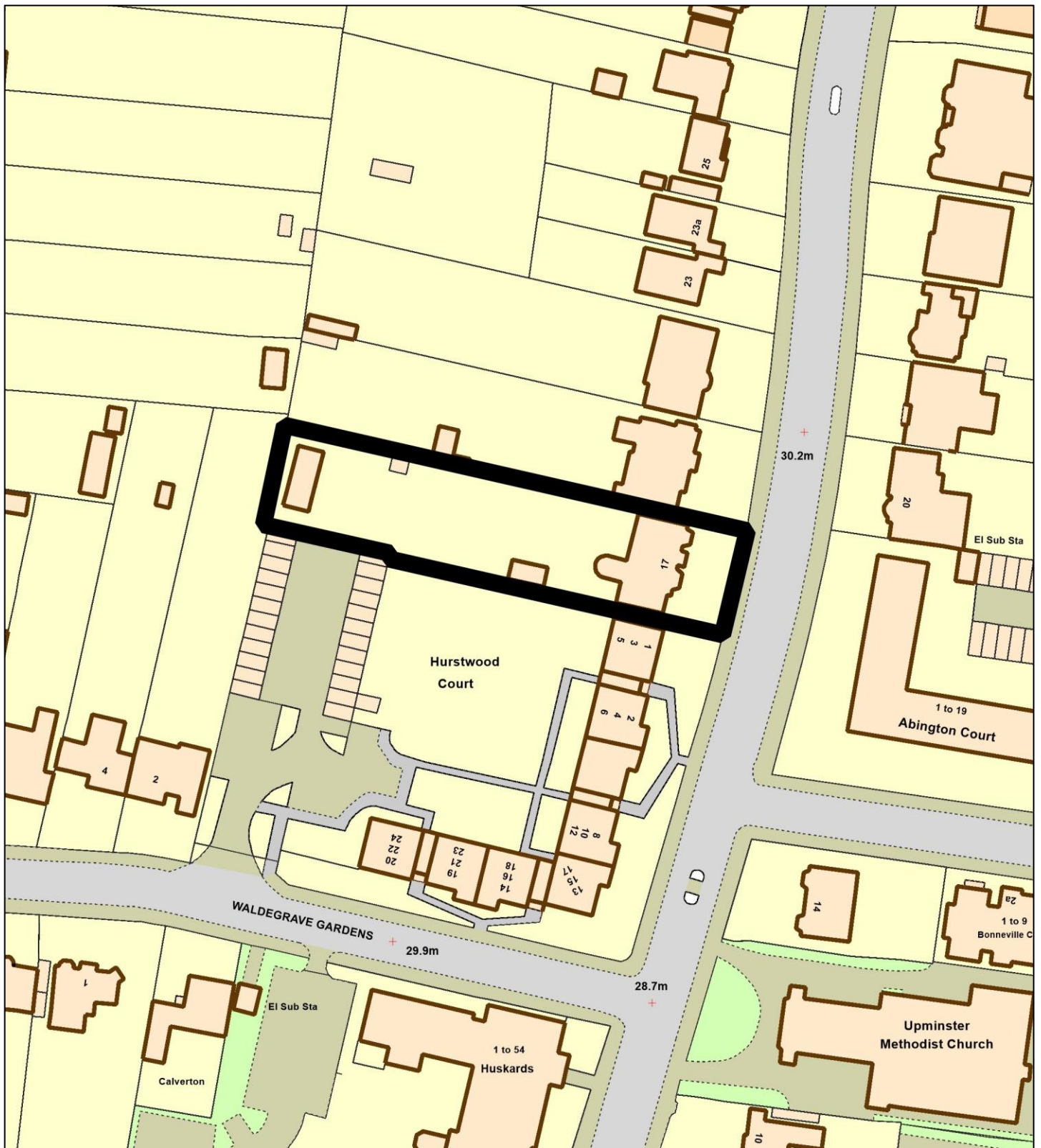
WARNING



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



<p>17 Hall Lane, Upminster, RM14 1AF ENF/668/20</p>	<p>Scale: 1:1000 Date: 08 April 2022</p> <p>0 2.5 5 7.5 metres</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> 