

**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 – REF: ENF/451/20**

**ISSUED BY:                      HAVERING LONDON BOROUGH COUNCIL**

**TO:**

The Occupiers  
143 Crow Lane  
Romford RM7 0ES

The Owners  
143 Crow Lane  
Romford RM7 0ES

William Charles Wakefield  
143 Crow Lane  
Romford RM7 0ES

Services,  
Town Hall  
Main Road  
Romford RM1 3BD and of DX138120

3 Lions Accident Repair Centre  
Or The Occupiers  
143 Crow Lane  
Romford RM7 0ES

M & K Bodywork  
Or The Occupiers  
143 Crow Lane  
Romford RM7 0ES

Crow Metals  
Jutsums Lane  
Romford RM7 0EE

- 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

Land to the rear of 143 Crow Lane, shown hatched in black on the attached plan.

Land registry records show the site is registered under title number EX35481

## 3. THE RELEVANT PLANNING PERMISSION

The relevant planning application ref: P1578.11 for change of use from storing, sorting, handling & processing of scrap metal to B1/B8. Permission granted with conditions on 14<sup>th</sup> June 2012

## 4. THE BREACH OF CONDITIONS

The following conditions have not been discharged and complied with:

The permission was granted subject to conditions that required conditions 2, 5, 6, 7 to be discharged and 8 to be complied with before the use commences.

The development is not being carried out in accordance with conditions 2, 5, 6, 7 and 8 of Planning permission P1578.11.

**2** No development shall take place until details of the proposed boundary treatment between the site and the surrounding properties, including along the access route have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the proposed development being occupied.

Reason:-

To protect the visual amenities of the development and prevent undue overlooking of adjoining property, and that the development accords with the Development Control Policies Development Plan Document Policy DC61 (**Policy 26 Urban Design - Havering Local Plan 2016 – 2031**).

**5** Prior to the first use/occupation of the development hereby permitted, provision shall be made for the storage of refuse awaiting collection according to details, which shall previously have been agreed in writing by the Local Planning Authority.

Reason:-

In the interests of the amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61. (**Policy 26 Urban Design - Havering Local Plan 2016 – 2031**).

**6** Prior to the first use/occupation of the development hereby permitted, provision shall be made for the storage of bicycles for use by staff, according to details, which shall previously have been agreed in writing by the Local Planning Authority.

Reason:-

In order that the development accords with the Development Control Policies

Development Plan Document Policy DC33 (**Policy 24 – Transport connections- Havering Local Plan 2016 – 2031**).

**7** Prior to the development hereby approved being brought into use, the weighbridge located within the yard shall be removed and the ground re-surfaced to match the remainder of the yard. The resultant materials/equipment shall be permanently removed from the site.

Reason:-

In the interests of the amenity of neighbouring occupiers, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61. (**Policy 26 Urban Design - Havering Local Plan 2016 – 2031**).

**8** Prior to the commencement of the development hereby approved, all plant, containers and material associated with the scrap yard business shall be removed from the yard. Thereafter, the outside areas of the site shall not be used for the storage of plant, containers or material.

Reason:-

In the interests of the amenity of neighbouring occupiers, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61. (**Policy 26 Urban Design - Havering Local Plan 2016 – 2031**).

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

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

**2** Submit to the Local Planning Authority details of boundary treatment to be installed together with necessary fee. Cease the B1/B8 use of the site until boundary treatment has been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

**5** Submit to the Local Planning Authority details of refuse storage together with necessary fee. Cease the B1/B8 use of the site until refuse storage facilities have been provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

**6** Submit to the Local Planning Authority details of bicycle storage together with necessary fee. Cease the B1/B8 use of the site until bicycle storage facilities have been provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

**7** Cease the B1/B8 use of the site until the weighbridge located within the yard is removed and the ground re-surfaced to match the remainder of the yard and all resultant materials/equipment removed from the site.

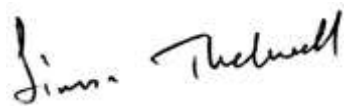
**8** Cease the B1/B8 use of the site until all plant, containers and material associated with the scrap yard business is removed from the yard. Remove from the site all plant, containers or material stored in the open areas of the site.

**Time for compliance: One Month 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: 29<sup>th</sup> April 2022



Simon Thelwell

**Position:** Head of Strategic Development, Planning Services

### **Authorised Officer**

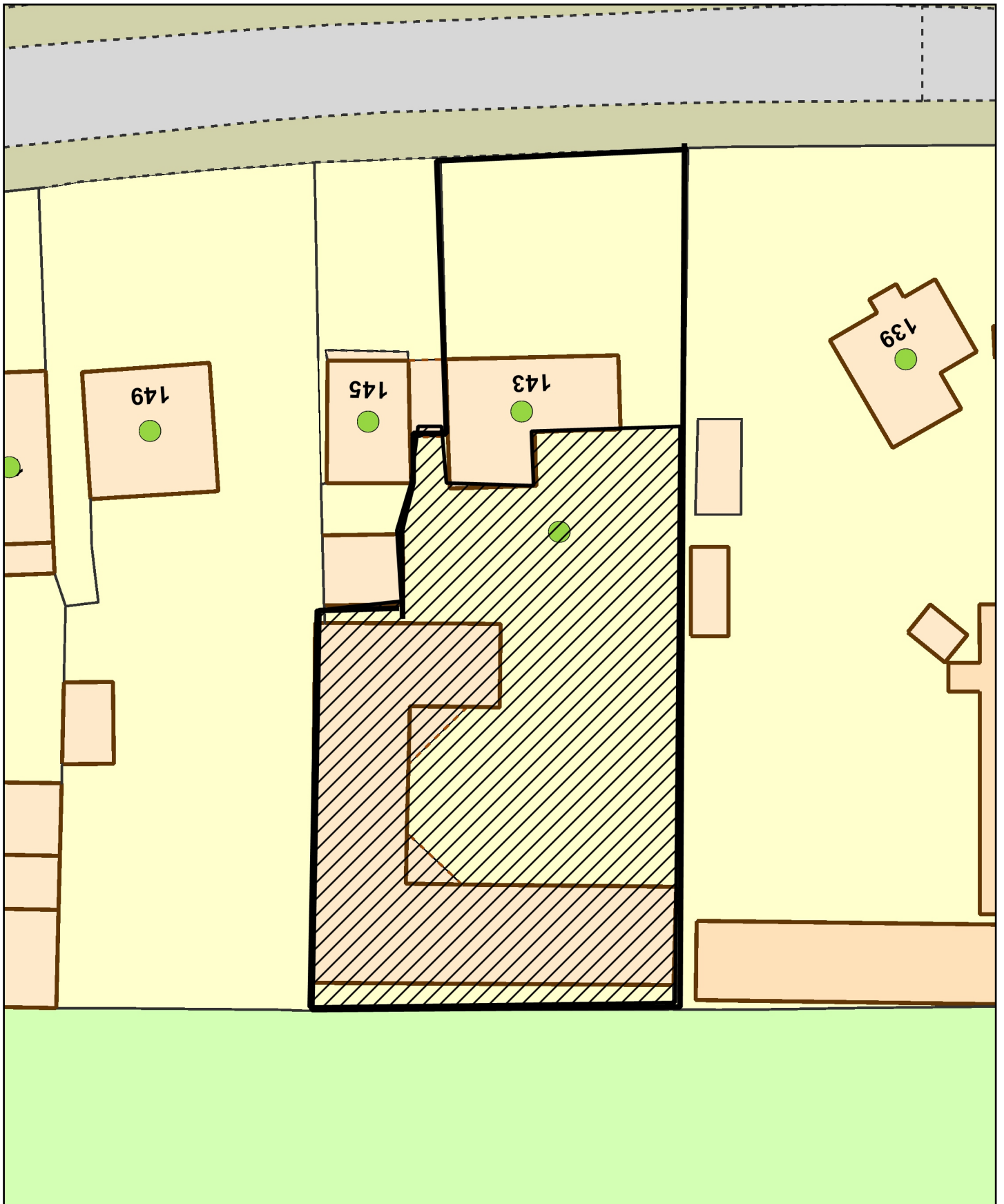
On behalf of: The Mayor and Burgesses of the London Borough of Havering Town Hall  
Main Road Romford RM1 3BD




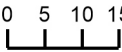

## **WARNING**

### **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 and Appeals Officer, [Onkar.bhogal@havering.gov.uk](mailto: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**



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| <p><b>143 Crow Lane, Romford</b></p>   | <p style="text-align: right;">N<br/>↑</p>  |
| <p>    </p> <p>The National Land &amp; Property Gazetteer<br/> <b>NATIONAL STREET GAZETTEER</b><br/>     Licensed Partner</p> | <p> <b>Scale: 1:400</b><br/> <b>Date: 28 April 2022</b> </p> <p style="text-align: right;">         0 5 10 15 metres<br/>  </p> |
| <p>  <b>Havering</b><br/>         LONDON BOROUGH       </p> <p>         London Borough of Havering<br/>         Town Hall, Main Road<br/>         Romford, RM1 3BD<br/>         Tel: 01708 434343       </p>  | <p>         © Crown copyright and database rights 2022<br/>         Ordnance Survey 100024327       </p>   |