

143 CROW LANE, ROMFORD RM7 0ES

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/451/20

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 **143 CROW LANE, ROMFORD RM7 0ES**, (rear of) shown edged in black on the attached plan and is registered under Land Registry Title Number EX35481.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without the benefit of planning permission, the material change of use of the land to use as three residential dwellings (sui generis).

4. REASONS FOR ISSUING THIS NOTICE

- (1) It appears to the Council that the above breaches of planning control have occurred within the last ten 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 material change of use of the land to the rear of the property into three dwellings by reason of its poor design, inadequate internal and external floor space, cramped living conditions, back garden location and location amongst non-residential uses is unsatisfactory for occupation as permanent or temporary residential accommodation to the detriment of the current and future occupiers of the dwellings and is therefore contrary to Policies 24, 26 of the London Borough of Havering's Local Plan (2016 - 2031), the Residential Extensions and Alterations Supplementary Planning Document 2011, Policy G2 London's Green Belt and G3 Metropolitan open Land (London Plan 2021) and contrary to guidance within the NPPF 2021.
- (3) The material change of use of the land has a materially harmful and detrimental impact upon the character and amenity of the rear garden environments of the

nearby properties and on the occupiers in terms of bulk and massing immediately adjacent to the boundaries, in particular to users of 145 Crow Lane. The use is therefore contrary to Policies 3, 7, 9, 10, 26 and 29 of the Local Plan (2016 – 2031), Policy 3.5 of the London Plan and Residential Extensions & Alterations SPD, the SPD3 and SPD 4 of the LDF, Policy 7.4 and 7.6 of the London Plan and is contrary to the guidance within the NPPF. Furthermore, the dwellings fail to demonstrate an acceptable living environment for current or future occupants, through shortfalls in prescribed standards, low quality private and communal areas, lack of vehicle, cycle and waste facilities and poor internal layout, factors that do not meet minimum space standards contrary to the Nationally Described Space Standard (2015) as it results in cramped and poor quality accommodation. The dwellings do not provide high quality amenity space, which is also contrary to the aforementioned policies.

- (4) The Council does not consider that planning permission should be granted for the development because conditions attached to any consent cannot remedy the breach

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the land in the rear of the site as three dwellings or for any overnight residential use;

AND

2. Remove the three caravans identified in blue as A, B and C in the attached site plan and remove all fixtures, fittings, residential paraphernalia and cooking amenities from the site;

AND

3. Remove all rubble and debris accumulated when taking steps 1 and 2 above.

6. TIME FOR COMPLIANCE

ONE MONTH after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **29th June 2022**, unless an appeal is made against it beforehand.

Dated: **27th May 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: Onkar Bhogal
Telephone Number: 01708 431587 Email: Onkar.bhogal@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 **29th June 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 **29th June 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 **29th June 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 **£924** 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

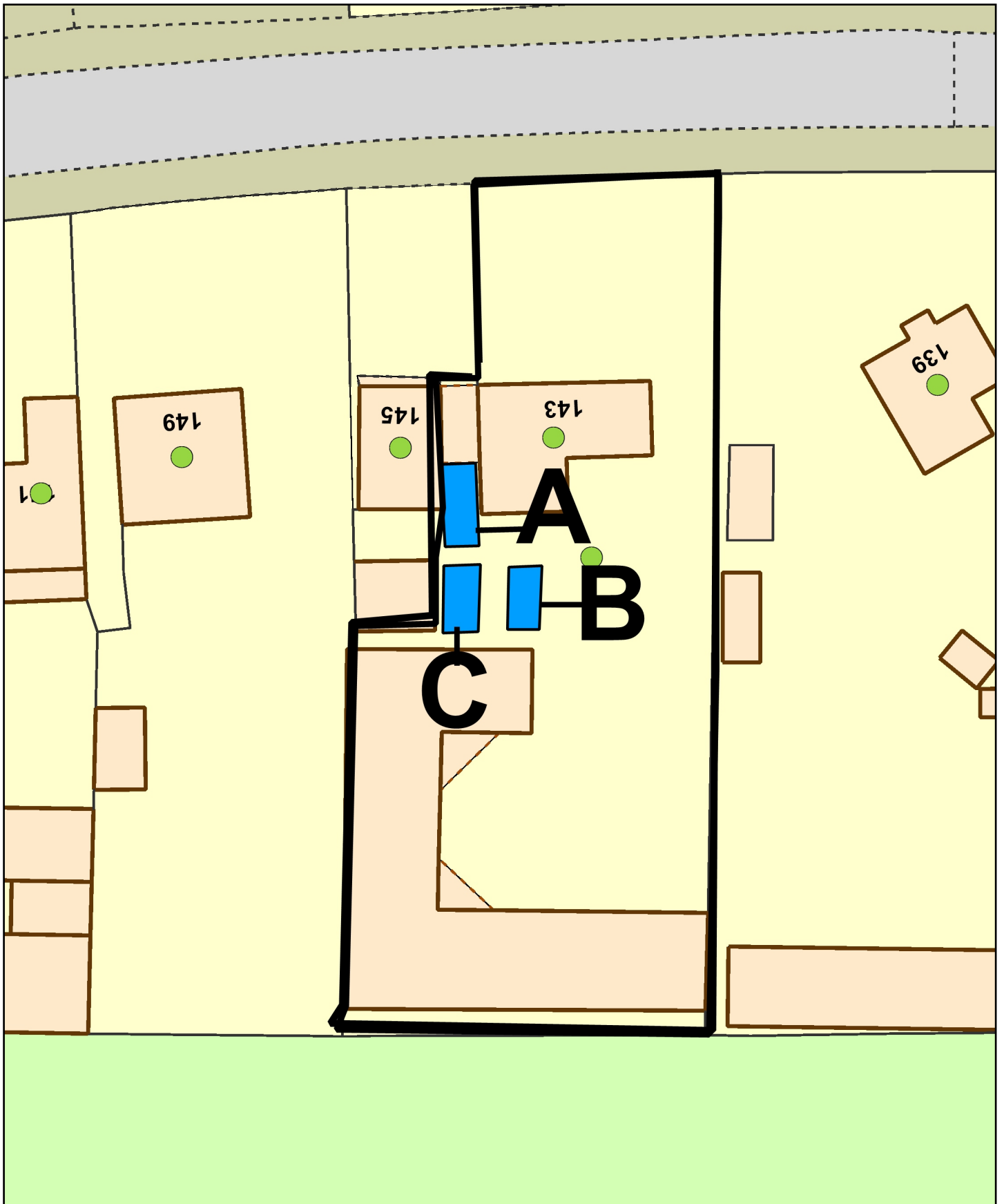
The names and addresses of all the persons on whom the Enforcement Notice has been served are:




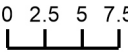

1. The Occupiers, 143 Crow Lane, Romford RM7 0ES
2. The Owners, 143 Crow Lane, Romford RM7 0ES
3. The Occupiers / Owners- **Caravan A**
143 Crow Lane, Romford RM7 0ES
4. The Occupiers / Owners- **Caravan B**
143 Crow Lane, Romford RM7 0ES
5. The Occupiers / Owners- **Caravan C**
143 Crow Lane, Romford RM7 0ES
6. William Charles Wakefield
143 Crow Lane Romford RM7 0ES

7. 3 Lions Accident Repair Centre
Or The Occupiers
Rear of 143 Crow Lane, Romford RM7 0ES

8. M & K Bodywork
Or The Occupiers
Rear of 143 Crow Lane, Romford RM7 0ES

9. Mr William C Wakefield
C/o Crow Metals
Jutsums Lane Romford RM7 0EE



<p>143 CROW LANE ROMFORD</p>	<p style="text-align: right;">N ↑</p>
<p>    </p> <p>The National Land & Property Gazetteer NATIONAL STREET GAZETTEER Licensed Partner</p>	<p> Scale: 1:400 Date: 11 May 2022 </p> <p style="text-align: right;">  0 2.5 5 7.5 metres </p>
<p>  Havering LONDON BOROUGH </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>

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.