

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/108/20

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

- (1) The Owner / Occupier; 11A Guardian Close, Hornchurch, RM11 1FT
- (2) Mr Thomas Michael St John; 11A Guardian Close, Hornchurch, RM11 1FT
- (3) Mr Colin Siddle; 25 Ferndown, Hornchurch, RM11 3JL
- (4) Bank of Scotland PLC; Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.
- (5) Bank of Scotland PLC; The Mound, Edinburgh, EH1 1YZ

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 at 11 and 11a Guardian Close, Hornchurch, RM11 1FT, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference BGL114171.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is P0184.14 for "Retrospective conversion of an existing 2 storey extension into a dwelling house", which was granted planning permission on 12th June 2014.

4. THE BREACH OF CONDITIONS

Failure to provide details and discharge the requirements of conditions 1 (sound insulation), 2 (refuse and recycling), and 3 (cycle storage), of planning permission reference P0184.14, which was granted planning permission on 12th June 2014.

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 conditions by taking the following steps:

(1) Submit a valid application(s) and fee(s) to discharge the requirements of each of the following conditions of application P0184.14:

1. Within 1 calendar month of the decision date of this permission a scheme to demonstrate that the proposal provides sound insulation of 43 DnT,w + Ctr dB (minimum value) against airborne noise shall be submitted to the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties.

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

Reason: In the interests of 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.

3. Prior to the first occupation of the development hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

Time for compliance: 28 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: **17th June 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

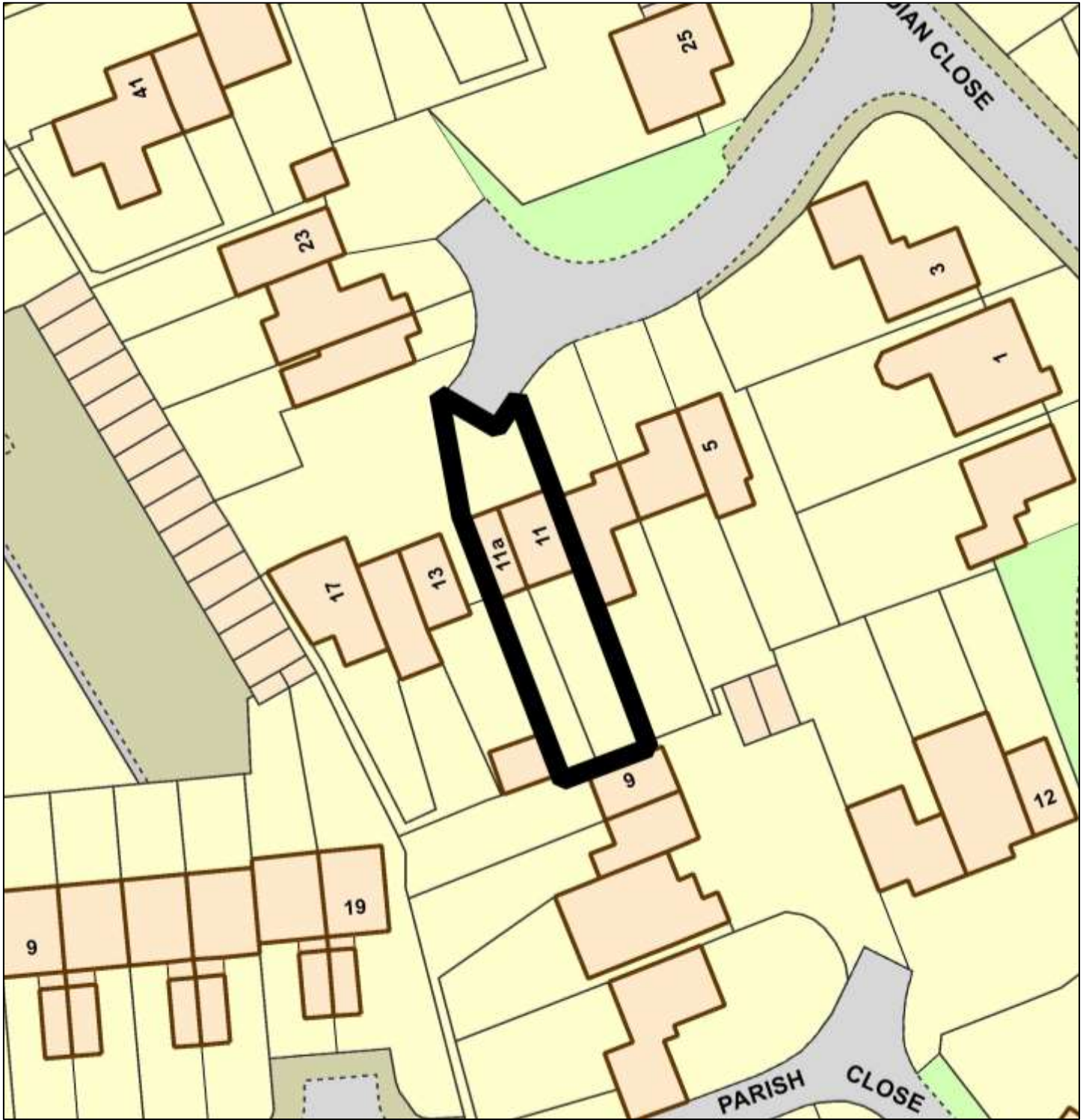
WARNING

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** (tel. 01708 433 758, e-mail. sam.cadman@havering.gov.uk)

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>Land at 11 and 11a Guardian Close, Hornchurch, RM11 1FT Breach of Condition Notice</p>	<p>Scale: 1:500 Date: 01 June 2022</p> <p>N  0 1 2 3 metres </p>
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	<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>	  
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