

**11 ST LAWRENCE ROAD, UPMINSTER, RM14 2UN**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/635/21**

## **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 **11 ST LAWRENCE ROAD, UPMINSTER, RM14 2UN** as shown edged in black on the attached plan and as registered under Land Registry Title Number EG165926 (hereinafter called “the Land”)

### **3. THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, operational development comprising the extension and alteration of an outbuilding.

### **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 as to the operational development 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 altered outbuilding and pergola by reason of its size, bulk and mass appears incongruous, and is an unacceptably dominant and visually intrusive feature in the rear garden environment and street scene, harmful to the appearance of the surrounding area, contrary to Policies 7 and 26 of the Havering Local Plan (2016 – 2031).and the Residential Extensions and Alterations Supplementary Planning Document.
3. The first floor window in the gable end wall of the outbuilding facing the properties on St Lawrence Road by reason of its position and proximity to neighbouring properties causes overlooking and loss of privacy which would have a serious and adverse effect on the living conditions of adjacent

occupiers contrary to Policies 7 and 26 of the Havering Local Plan (2016-2031) and the Residential Extensions and Outbuildings Supplementary Planning Document.

4. The altered outbuilding and pergola by reason of its combined height, bulk, mass and position close to the boundaries of the site and projection forward of the building line is considered to be an unneighbourly development which is out of scale with its surroundings and creates a dominant and visually intrusive feature in the rear garden environment, that is harmful to the amenity of adjacent occupiers, contrary to Policies 7 and 26 of the Havering Local Plan (2016-2031) and the Residential Extensions and Alterations Supplementary Planning Document.
5. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems and because planning permission has already been refused under reference P0213.22 on 27<sup>th</sup> May 2022.

## **5. WHAT YOU ARE REQUIRED TO DO**

1. Demolish the outbuilding in the rear garden;

OR

2. Reduce the height of the outbuilding at any point as measured externally to no more than 2.5 metres in height;

AND

3. Remove the first floor window in the gable end of the outbuilding;

AND

4. Demolish the pergola added to the front of the outbuilding;

AND

5. Remove all debris rubbish or other materials, from the site as a result of taking steps (1-4) above.

## **6. TIME FOR COMPLIANCE**

**TWO MONTHS** after the date when this Notice takes effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **1<sup>st</sup> August 2022** unless an appeal is made against it beforehand

Dated: **1<sup>st</sup> July 2022**

Signed: 

DAVID COLWILL

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice:

**Chris Stathers, Principal Planning Enforcement Officer**

Telephone Number: **01708 433619**

Email: [chris.stathers@haverling.gov.uk](mailto:chris.stathers@haverling.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 **1<sup>st</sup> August 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 **1<sup>st</sup> August 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 **1<sup>st</sup> August 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.

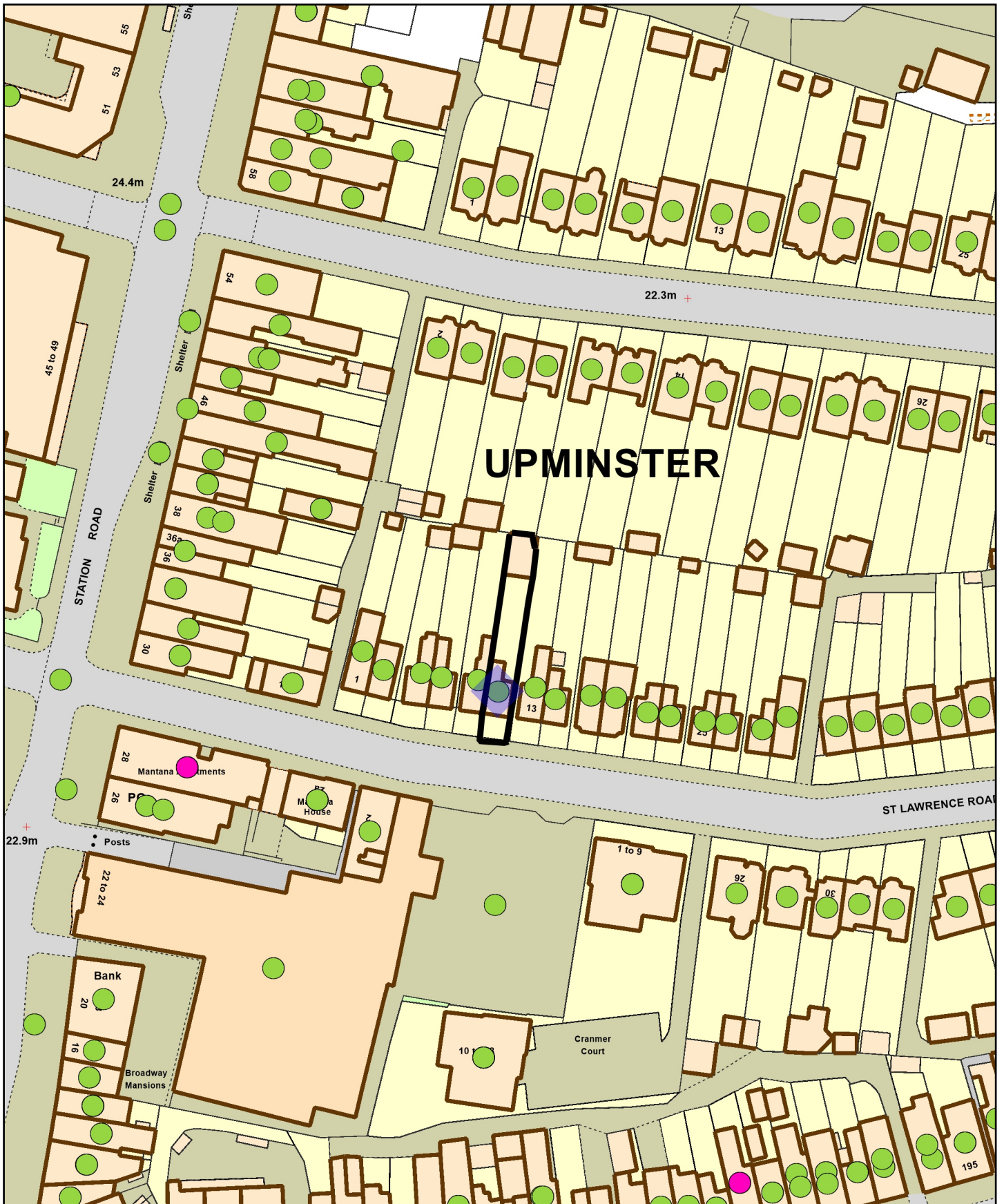
## **STATEMENT ON GROUNDS OF APPEAL**

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. Mohamed Mustafa Reza of 11 St Lawrence Road, Upminster, RM14 2UN
2. Nasrin Jahan Reza of 11 St Lawrence Road, Upminster, RM14 2UN
3. The Owner of 11 St Lawrence Road, Upminster, RM14 2UN
4. The Occupier of 11 St Lawrence Road, Upminster, RM14 2UN
5. Stratton Resolutions Limited of 1 Bartholomew Lane, London, EC2N 2NX
6. Ms Jahan of 11 St Lawrence Road, Upminster RM14 2UN
7. Mrs Thasmia Raza of Hicce House, Flat 4, Brand Street, Hitchin, SG5 1HX
8. Mohamed Mustafa Reza via email
9. Nasrin Jahan Reza via email
10. Ms Jahan via email
11. Mrs Thasmia Raza via email



# UPMINSTER

<b>11 ST LAWRENCE ROAD,UPMINSTER</b>	<b>ENF/635/21</b>
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	<p><b>Scale: 1:1000</b></p> <p><b>Date: 27 June 2022</b></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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# 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](mailto: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.