

Re: The Dwelling House at 32 Charlotte Gardens Collier Row Romford RM5 2ED.
IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

- TO:**
1. The Owner of the said land
 2. The Occupier of the said land
 3. Johnson Babajide Abegunde of Charlotte Gardens Collier Row Romford RM5 2ED
 4. Bank of Scotland PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

ISSUED BY: London Borough of Havering

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 dwelling house at 32 Charlotte Gardens Romford RM5 2ED shown edged in black on the attached Plan .

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

Without planning permission the sub-division of a single dwelling house into two separate flats.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years. Planning application P0276.07, which sought permission to convert the property into two separate flats, was refused on 8th June 2007 on one of the following grounds:

- (i) The proposed subdivision into 2 units and proposed internal layout is considered to give rise to noise and disturbance to future potential occupiers of the ground floor units, to the detriment of amenity and contrary to the aims and objectives of policies ENV1 and HSG7 of the Havering Unitary Development Plan, and DC4 and DC61 of the Core Strategy

and Development Plans Policy Submission Development Plan Document.

An appeal was lodged with the Secretary of State and was dismissed on 20th November 2007.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Return the building to a single dwelling house

Time for compliance: three months from the effective date of this Notice

- (ii) Remove all materials (including building materials) , equipment, installations, and constructions (including internal partitions) brought onto the land in association with the unauthorised conversion

Time for compliance: three months from the effective date of this Notice

- (iii) Remove all rubble , apparatus , machinery brought on to the said land arising from compliance with requirements (i) and (ii) above.

Time for compliance: three months from the effective date of this Notice

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on *14th July* 2008, unless an appeal is made against it beforehand

Dated: *28th May* 2008
Signed:



Authorised Officer

on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 14th July 2008. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 14th July 2008 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) is enclosed with this Notice.

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but 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 Secretary of State before 14th July 2008. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. If you appeal you should use the enclosed appeal forms. Two copies are for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State a copy of the Enforcement Notice.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 and are also set out on page 2- 5 of the enclosed appeal forms.

PLANNING APPLICATION FEE

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £265 is payable both to the Secretary of State and to the Council. If the fees are not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring him, a statement in writing specifying the grounds on which you are appealing against the enforcement notice 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 Owner of the said land
- (2) The occupier of the said land
- (3) Johnson Babajide Abegunde of Charlotte Gardens Collier Row Romford RM5 2ED
- (4) Bank of Scotland PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park,

Wobaston Road, Wolverhampton WV9 5HZ

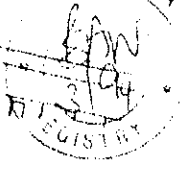
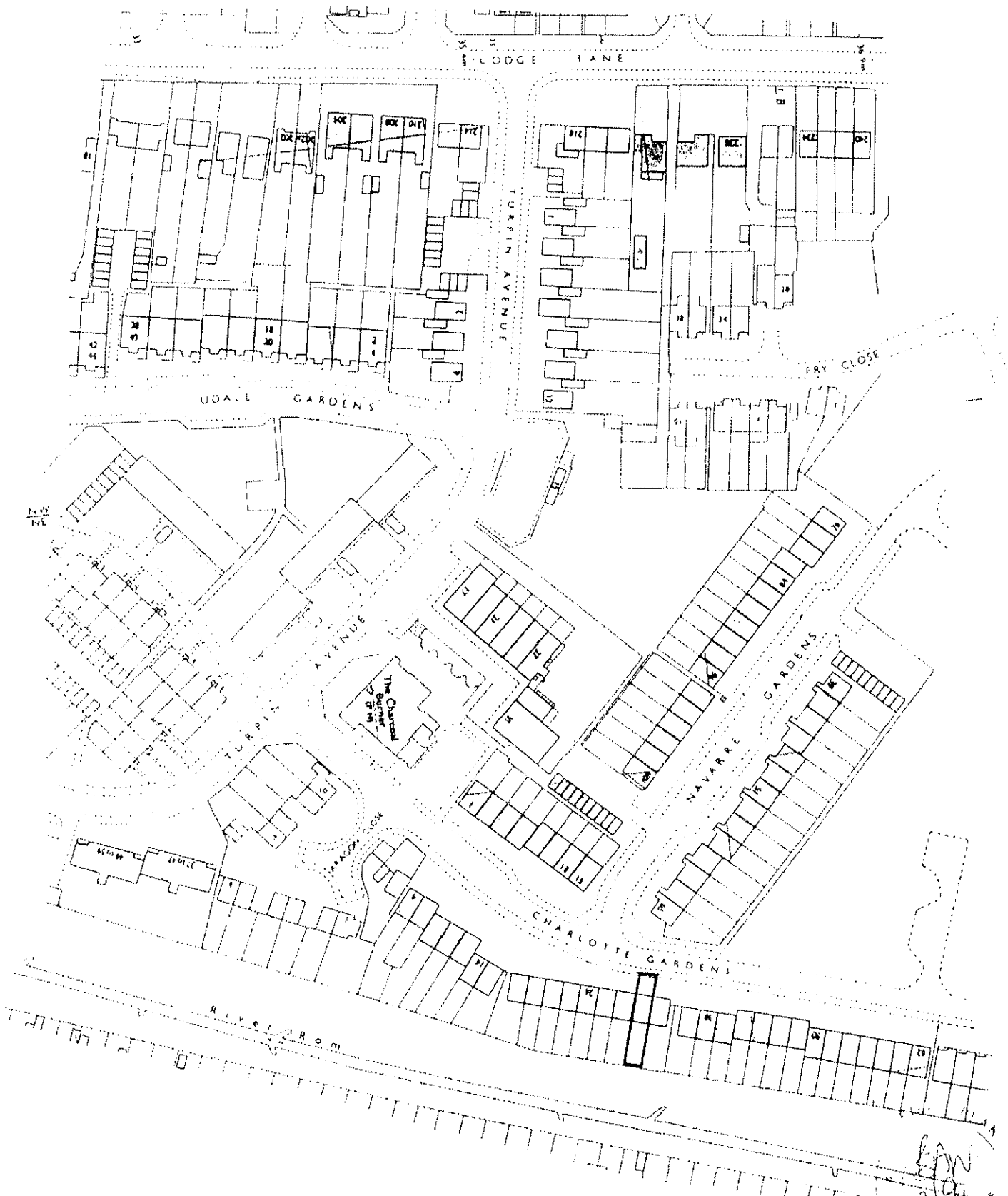
H. M. LAND REGISTRY

NATIONAL GRID PLAN  TQ 4991 SECTION R
GREATER LONDON



Scale 1:1250

BOROUGH OF HAVERING



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TITLE No EGL320526

This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 31 October 2007 at 13:54:59. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Stevenage Office.

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