

RE: 118 MASHITERS WALK, ROMFORD RM1 4BS

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 property
 2. The Occupier of the said property
 3. Mr Ian Christopher Campbell
118 Mashiters Walk
Romford, Essex RM1 4BS
 4. Mrs Jacqueline Denise Campbell
118 Mashiters Walk
Romford, Essex RM1 4BS
 5. The Company Secretary, Northern Rock PLC
Northern Rock House
Gosforth, Newcastle upon Tyne NE3 4PL

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 house and land at 118 Mashiters Walk, Romford, Essex RM1 4BS ("the Land") as shown edged black on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Erection of a two storey side extension with half hip roof and side gable on the Land not in accordance with planning permission ref: P0035.03, which permits a two storey side extension with hipped roof and no side gable.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last 4 years.

The two storey side extension, as constructed with a half hip roof and side gable, fails to integrate satisfactorily with the existing dwelling, unbalancing its appearance and giving rise to a terracing effect.

As constructed the extension is harmful to the character and appearance of this part of Mashiters Walk, and is contrary to the Supplementary Design Guidance and Policy DC61 of the Local Development Framework Development Control Policies Development Plan Document.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised half hip roof and side gable to the two storey side extension of the building on the Land.

Time for compliance: 3 months from the effective date of this notice.

- (ii) Rebuild or alter the roof of the two storey side extension of the building on the Land to be in accordance with approved plans P0035.03 – attached to this notice.

Time for compliance: 3 months from the effective date of this notice.

- (iii) Remove all rubble and building materials from the Land resulting from compliance with (i) above.

Time for compliance: 3 months from the effective date of this notice.

- (iv) Remove all scaffolding and excess building material brought onto the land as a result of complying with (ii) above.

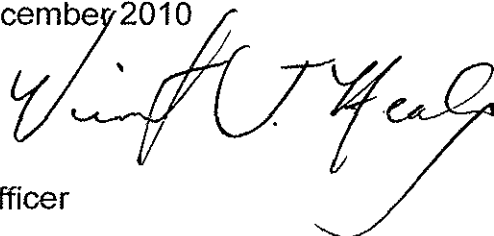
Time for compliance: 3 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 2 February 2010, unless an appeal is made against it beforehand.

Dated: 23 December 2010

Signed:



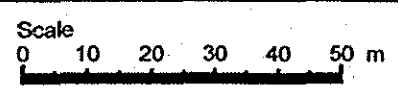
Authorised Officer

on behalf of London Borough of Havering

Town Hall
Main Road
Romford RM1 3BD



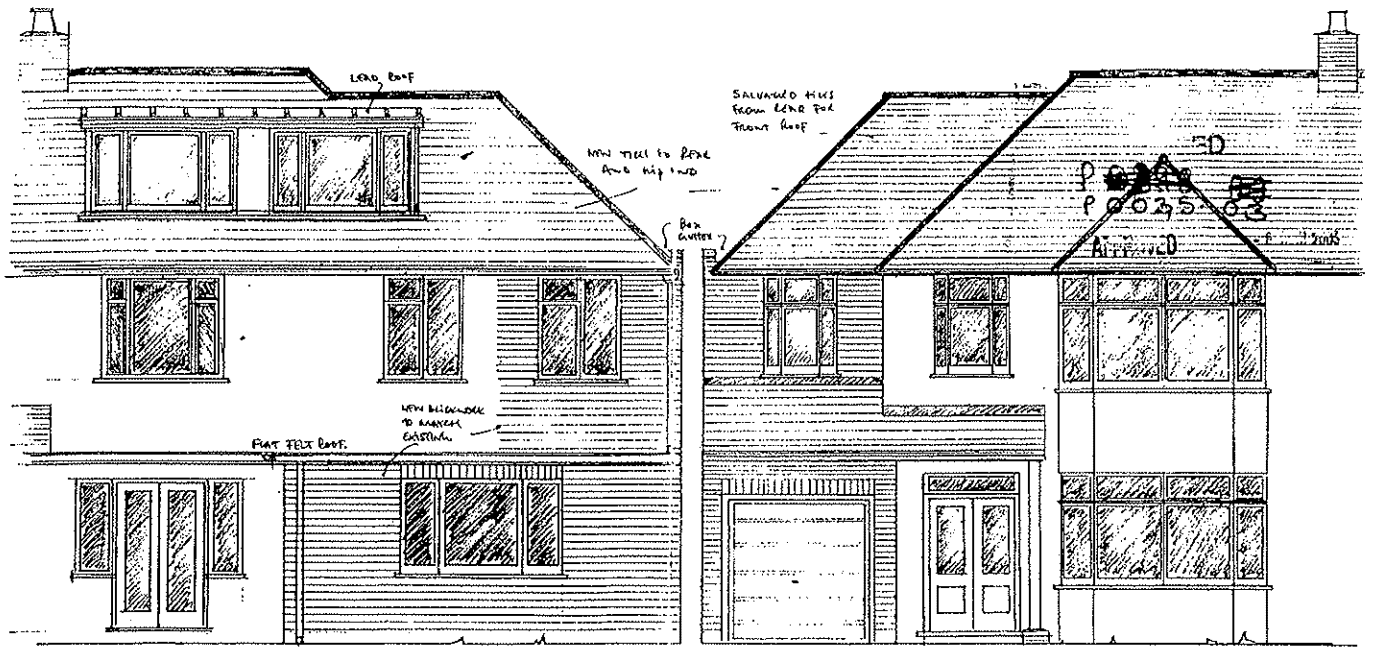
118 Mashiters Walk



Scale @ A4 1:1250

London Borough of Havering
 Town Hall, Main Road
 Romford, RM1 3BD
 Tel: 01708 434343

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REAR ELEVATION

FRONT ELEVATION

REVISED FRONT AND REAR ELEVATIONS - EXISTING: HIP TO REMAIN
DORMER WIDTH REDUCED

118 MASSTERS WALK
CAMFORD
ESSEX 1190
DWG 05/CAMPBELL

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State by 2 February 2010. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 2 February 2010 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 2 February 2010. 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.

GROUNDINGS 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, or 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 the 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 use - then a fee of £150 is payable both to the Secretary of State and to the Council, making the total fees payable £300. If the fees are not paid then that ground of appeal will not be valid.

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 property
2. The Occupier of the said property
3. Mr Ian Christopher Campbell
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Romford, Essex RM1 4BS
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