

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

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

1. Mr David Holborn, The Royal British Legion 120 Collier Row Lane, Romford RM5 3DT
2. The Secretary, The Royal British Legion 120 Collier Row Lane, Romford RM5 3DT
3. The Trustees, Occupiers, The Royal British Legion 120 Collier Row Lane, Romford RM5 3DT
4. Occupiers, The Royal British Legion 120 Collier Row Lane, Romford RM5 3DT
5. The Royal British Legion, 199 Borough High Street, London SE1 1AA

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**

The land and premises known as The Royal British Legion 120 Collier Row Lane, Romford RM5 3DT, shown edged in black on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

P0067.16- This retrospective application is for retaining double fire exit doors within the side elevation of the building. This egress will provide an additional fire exit (two already existing) from the rear of the trading area. Permission granted with conditions on 24.03.2016

4. **THE BREACH OF CONDITIONS**

The following conditions have not been complied with:-

Conditions 2 and 3 of planning permission P0067.16 granted on 24th March 2016 have not been complied with.

2 The fire doors hereby approved shall be used solely for the purpose of an emergency exit and not for any other purpose. They shall not be used for general access in and out of the property.

Reason:-

In order to ensure that the development does not result in unacceptable noise and disturbance to occupiers of neighbouring residential property and to ensure adequate means of escape from the premises in the event of an emergency and to accord with Development Control Policies Development Plan Document Policy DC61.

3 Within one month of the date of this approval, push bars shall be fitted to the double doors and fire exit signage displayed above the exit doors, in accordance with the details stated on drawing number C130/11/02 received 22/3/2016 hereby approved.

Reason:-

To ensure that the development is used for the stated purposes as a fire escape in the interests of public safety.

Reason for Service Notice:

It is considered expedient and necessary to serve a Breach of Condition Notice to gain compliance with the relevant conditions of planning permission P0067.16.

5. THE FOLLOWING ACTIVITIES ARE TO CEASE TO SECURE COMPLIANCE WITH THE CONDITIONS

Within 21 days from the date of service of this notice:

1. Comply with conditions 2 and 3 of planning permission ref: P0067.16

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect immediately it is served on you or you receive it by postal delivery.

Dated: 1st November 2017



David Colwill

Position: Team Leader Planning Enforcement and Appeals

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 £1,000 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 the Onkar Bhogal, Principal Planning Enforcement Officer (Regulatory Services), Mercury House, Mercury Gardens, Romford, RM1 3SL (01708 431587).

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

