

RE: Unit 4 Detection House, Brooklands Approach, Romford

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 and property
 2. The Occupier of the said land and property
 3. Security Shutters Limited of Unit 2 Brooklands Approach, Romford, Essex RM1 1DX
 4. Security Shutters Limited of Coopers House, 65A Wingletye Lane, Hornchurch, Essex RM11 3AT
 5. National Westminster Bank PLC of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ
 6. National Westminster Bank PLC of 135 Bishopsgate, London EC2M 3UR
 7. Pastor Merica Cox, Balm of Gilead, 3 Wilce Avenue, Wellingborough, Northamptonshire NN8 2QL
 8. Mr Samson Oyerokun, Redeemed Christian Church of God, Testimony Assembly, Unit 4 Detection House, Brooklands Approach, Romford
 9. Redeemed Christian Church of God, Redemption House, Station Approach, Knebworth, Hertfordshire

ISSUED BY: London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by the London Borough of Havering ("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. The Council considers 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 and property known as Unit 4 Detection House, Brooklands Approach, Romford (registered at the Land Registry under title No EX75036) and shown hatched black on the attached plan ("the Land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission the material change of use of the Land for the unauthorised purpose of a place of worship, ancillary business use, and as a community resource centre ("Use")

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the unauthorised Use has occurred in within the last ten years.

The unauthorised Use of the Land fails to provide adequate on-site parking provision and therefore results in significant deficiency of on-site parking provision in relation to the Council's parking standard giving rise to parked cars in the surrounding area adding to parking pressures and resulting in material harm to highway safety.

The Council has previously refused an application for planning permission for the change of Use of the Land under application references P0205.13.

The Council refused the application for the following reason:

'The use, by reason of insufficient on-site parking, is likely to result in a material increase in on street parking causing likely traffic flow problems contrary to Policies DC26, DC32, DC33 and DC61 of the Development Control Policies Development Plan Document.'

The Council's decision to refuse planning permission was appealed to the Planning Inspectorate under appeal reference APP/B5480/A/13/2207617. The Planning Inspectorate dismissed the appeal.

It is considered unlikely that planning conditions could adequately address these concerns.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the unauthorised Use of the Land as a place of worship, for ancillary business use and as a community resource centre

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

- (ii) Remove from the Land all equipment including seating, audio and amplified equipment and musical instruments associated with the unauthorised Use.

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

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 24 November 2014, unless an appeal is made against it beforehand



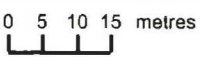

Dated: 20 October 2014

Signed:

A handwritten signature in blue ink, appearing to read 'Yvonne A. Healy', is written over the typed name of the authorised officer.

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



	
	<p>Scale: 1:1000</p> <p>Date: 05 August 2014</p> 
 <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2014 Ordnance Survey 100024327</p>

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State
By 24 November 2014. 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 24 November 2014 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 24 November 2014.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

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

If you intend to appeal against the notice on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of £770.00 is payable to the Council. If the fee is 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 and property.
2. The Occupier of the said land and property.
3. Security Shutters Limited of Unit 2 Brooklands Approach, Romford, Essex RM1 1DX
4. Security Shutters Limited of Coopers House, 65A Wingletye Lane, Hornchurch, Essex RM11 3AT
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