

RE: Tudor Lodge, 76 Lower Bedfords Road, Romford, Essex RM1 4DQ

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. Stephen Buckingham of Tudor Lodge, 76 Lower Bedfords Road, Romford, RM1 4DQ.

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, within paragraph (a) of section 171A(1) 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 at Tudor Lodge, 76 Lower Bedfords Road, Romford, Essex RM1 4DQ (registered at the Land Registry under title no. EGL338616) and shown outlined in bold black on the attached plan ("the Land").

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

The unauthorised conversion of the existing bungalow to a chalet bungalow with front dormers and Juliet balcony to the front, which includes extensions to the original rear roof and linked extension at first floor level over the existing single storey extension. This development has not been constructed in accordance with approved planning application P1030.09 nor does it resemble the refused application P0527.09.

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.

The roofline has excessive bulk and bears no resemblance to the Planning Permission (Planning Reference P1030.09.) The Planning Permission shows a real dormer extension and alterations to the property to change from a single storey bungalow to a chalet style bungalow. The dormer window on the Planning Permission should be a subordinate dormer that is contained within the roof profile whereas the development on site is an extension to the original rear roof and linked extension at first floor level that extends over the existing storey extension. The Council contend that the development as constructed is not built in accordance with the approved scheme.

The land lies within the Metropolitan Green Belt. National Policy Planning Framework ("NPPF") states that inappropriate development is by definition harmful to the green Belt and

should not be approved except in very special circumstances. The Council has not been made aware of any material considerations which would outweigh the harm to the Green belt or any other harm. New buildings will only be permitted outside the existing built up areas in the most exceptional circumstances. The Council considers that the unauthorised extensions and alterations constitute inappropriate development in the Metropolitan Green Belt.

It is an aim of Green Belt policy to keep land open in the context that it is free of development. It is considered that the unauthorised extensions and alterations detract from the character and appearance of the surrounding area. The development has a materially harmful impact on the openness of the Green Belt.

In summary, the unauthorised extensions are contrary to the Council's Local Development Framework Core Strategy and Development Control Policies DPD, DC45, DC61, the London Plan policies 7.6 and 7.16 and the NPPF (2011) because of the significant harm caused by the in-principle and physical harm to the Green Belt and to the character and appearance of the surrounding area.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Demolish the extensions to the original rear roof and linked extension at first floor level over existing single storey extension

Time for compliance: 6 months from the effective date of this notice.

- (ii) Reinstate the roof either in accordance with the plans approved under planning reference P1030.09 or to its condition prior to the issue of that planning consent.

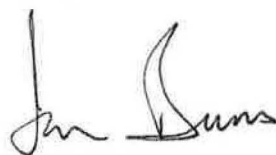
Time for compliance: 9 months from the effective date of this notice.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 13th September 2013, unless an appeal is made against it beforehand

Dated: 9th August 2013

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 Enforcement Notice to the Secretary of State by 13th September 2013. 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 13th September 2013 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 13th September 2013.

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.

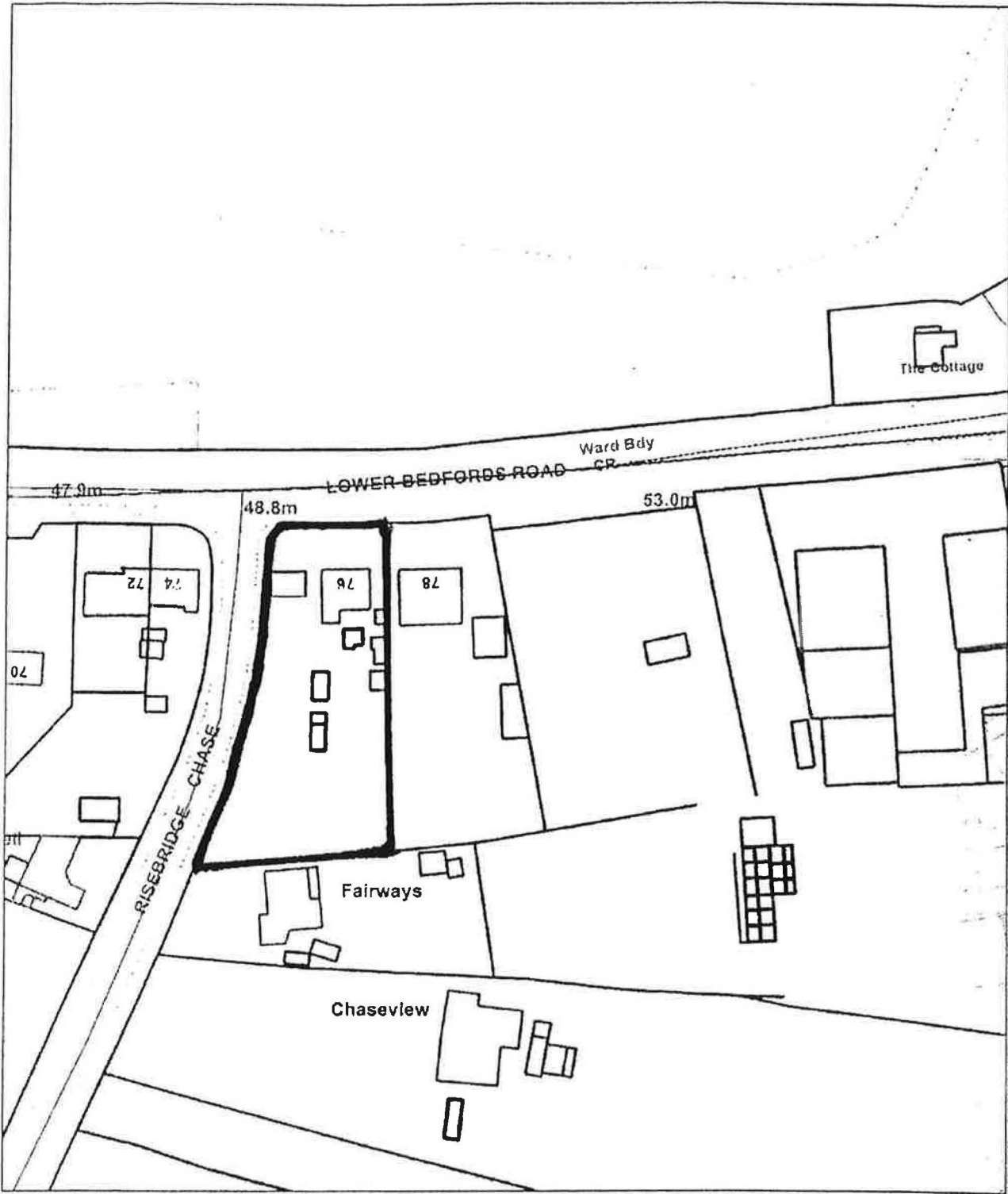
GROUNDINGS OF APPEAL

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, 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.

PLAN



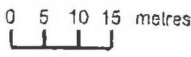
76 Lower Bedfords Road,







 Ordnance Survey
 Licensed Partner

Scale: 1:1000
Date: 24 May 2013
Size: A4




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

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 Ordnance Survey 100024327

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 £344 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. Stephen Buckingham of Tudor Lodge, 76 Lower Bedfords Road, Romford, RM1 4DQ.