

**317 LODGE LANE, ROMFORD, RM5 2HX**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/817/19**

**ENFORCEMENT NOTICE**

**ISSUED BY:** London Borough of Havering (herein after referred to as “the Council”)

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 land known as **317 LODGE LANE, ROMFORD, RM5 2HX**, shown edged in black on the attached plan and is registered under Land Registry Title Number **EGL442228**.

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

1. Without planning permission, the erection of an outbuilding in the rear garden of the property.
2. Without planning permission, the erection of a ground floor extension to the rear of the property.
3. Without planning permission, the erection of a building (swinging frame) in the rear garden of the property.
4. Without planning permission, the erection of a porch to the front of the property.

4. **REASONS FOR ISSUING THIS NOTICE**

1. It appears to the Council that the above breach of planning control has occurred within the last four years and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any injury to amenity which has been caused by the breach.
2. The outbuilding, by reason of its bulk, mass and siting including the existing extensive extensions on the site, represents an overdevelopment of the garden environment which is inconsistent with the prevailing open character of

the rear garden scene and pattern of development, contrary to Policies 7, 10, 26 and 27 of the Havering Local Plan (2016-2031); contrary to the Havering Residential Extensions and Alterations SPD (2011); contrary to Policies D3 and D6 of the London Plan (2021) and contrary to guidance within the National Planning Policy Framework (NPPF) in particular the aspirations of Chapters 4 and 12.

3. The ground floor rear extension by reason of its bulk, mass and siting including the existing extensive extensions on the site, represents an overdevelopment of the garden environment which is inconsistent with the prevailing open character of the rear garden scene and pattern of development, contrary to Policies 7, 10, 26 and 27 of the Havering Local Plan (2016-2031); contrary to the Havering Residential Extensions and Alterations SPD (2011); contrary to Policies D3 and D6 of the London Plan (2021) and contrary to guidance within the National Planning Policy Framework (NPPF) in particular the aspirations of Chapters 4 and 12.
4. The building (swinging frame) is visually obtrusive, results in a harmful breach of privacy and adversely affects the amenity of adjacent occupiers. This development is not appropriate in a garden of such limited size in particular given the close proximity of neighbouring dwellings and gardens, contrary to Policies 7, 10, and 26 of the Havering Local Plan (2016-2031); contrary to Policy D3 of the London Plan (2021) and contrary to guidance within the National Planning Policy Framework (NPPF) in particular the aspirations of Chapters 4 and 12.
5. The front porch by reason of its depth, bulk, mass and unbalancing effect on neighbouring properties, appears as an unacceptably dominant and visually intrusive feature in the street scene and is harmful to the appearance of the surrounding area, contrary to Policy 26 of the Havering Local Plan (2016-2031); contrary to the Havering Residential Extensions and Alterations SPD (2011); contrary to Policy D3 of the London Plan (2021) and contrary to guidance within the National Planning Policy Framework (NPPF) in particular the aspirations of Chapters 4 and 12.
6. The Council does not consider that planning permission should be granted for the development because conditions attached to any consent cannot remedy the breach.

## **5. WHAT YOU ARE REQUIRED TO DO**

- (i) Demolish the outbuilding in the rear garden of the property in the approximate area marked A on the attached plan;

**AND**

- (ii) Demolish the ground floor rear extension in the approximate hatched area marked B on the attached plan;

**AND**

- (iii) Demolish the approximately 5 metre high wooden building (the swinging frame) in the rear garden of the property in the approximate area marked C on the attached plan;

**AND**

- (iv) Demolish the porch to the front of the property;

**AND**

- (v) Remove all other debris, rubbish or other materials accumulated as a result of taking steps 1, 2, 3 and 4 above.

## **6. TIME FOR COMPLIANCE**

**6 MONTHS** after the date when this Notice takes effect.

## **7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **30<sup>th</sup> September 2022**, unless an appeal is made against it beforehand.

Dated: **26<sup>th</sup> August 2022**



Signed:

Maria Bailey

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

Nominated Officer to contact regarding this Notice:

**Lorcan Lynch Principal Planning Enforcement Officer**

Telephone Number: 01708 434287 Email: [lorcan.lynch@havering.gov.uk](mailto:lorcan.lynch@havering.gov.uk)

## **THE RIGHT TO APPEAL**

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Planning Inspectorate acting on behalf of the Secretary of State before **30<sup>th</sup> September 2022**. Further details are given in the attached explanatory note.

## **WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED**

If an appeal is not received against this Enforcement Notice, it will take effect on **30<sup>th</sup> September 2022** 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) can be viewed online at <https://www.legislation.gov.uk>

#### **THE RIGHT TO APPEAL**

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 Planning Inspectorate before **30<sup>th</sup> September 2022**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

#### **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**

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£412** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

### **STATEMENT ON GROUNDS OF APPEAL**

The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made 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. Razvan Florin Stanuti, 317 Lodge Lane, Romford, RM5 2HX
2. Camelia Elena Stanuti, 317 Lodge Lane, Romford, RM5 2HX
3. The Owner, 317 Lodge Lane, Romford, RM5 2HX
4. The Occupier, 317 Lodge Lane, Romford, RM5 2HX



317 Lodge Lane, Romford, RM5 2HX  
ENF/817/19

Scale: 1:500  
Date: 23 August 2022



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

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Ordnance Survey 100024327



# Enforcement appeal: information sheet for local planning authorities

Customer Support Team  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1  
6PN

Direct Line: 0303 444 5000

Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)

## 1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

**You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.**

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.