

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 - ENF/110/22

Land rear of 12-26 Harold Court Road, Harold Wood, Romford, RM3 0YU

ISSUED BY: LONDON BOROUGH OF HAVERING COUNCIL

TO:

- (1) Billett Developments Ltd, 7a Connaught Road, Ilford, IG1 1RL
- (2) Surbjit Singh Aulak, Director - Billett Developments Ltd, 7a Connaught Road, Ilford, IG1 1RL
- (3) Bera Construction, 122 Fanshawe Crescent, Dagenham, London, RM9 5EB
- (4) Yiber Bera, Director - Bera Construction, 122 Fanshawe Crescent, Dagenham, London, England, RM9 5EB
- (5) Sklars uk by email
- (6) Owner/occupier, Land rear of 12-26 Harold Court Road, Harold Wood, Romford, RM3 0YU

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

Land to rear or 12-26 Harold Court Road, Harold Wood, Romford, RM3 0YU, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference EX46756.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is P0818.20 appeal reference APP/B5480/W/20/3262088 for demolition of redundant garage buildings and the erection of 4no dwellings with associated access, parking and landscaping at land to the rear of 12-26 Harold Court Road, Romford, London, RM3 OYU which the appeal was allowed on 13th September 2021.

4. THE BREACH OF CONDITIONS

Failure to comply with Conditions 16 and 17 of P0818.20 allowed on appeal 13th September 2021 reference APP/B5480/W/20/3262088.

Condition 16:

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works, including any works of demolition; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and bank Holidays/Public Holidays.

Condition 17:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The statement shall provide for:

- a) The parking of vehicles of site personnel and visitors;
- b) Loading and unloading of plant and materials;
- c) Dust management controls;
- d) Measures for minimising the impact of noise and, if appropriate, vibration arising from construction and demolition activities;
- e) Scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies'
- f) Details of disposal/recycling of waste arising from the construction and demolition programme, including final disposal points. Note: The burning of waste on site at any time is specifically precluded;
- g) Wheel washing facilities and any other measures to prevent mud being deposited on the public highway.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

5. THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS

As the person responsible for the breach of condition specified in section 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

Comply with Conditions 16 and 17 of P0818.20 appeal reference APP/B5480/W/20/3262088.

1. The appointed contractors must not work outside of the following hours:

| | |
|-------------------|------------------|
| Monday to Friday: | 8:00am to 6:00pm |
| Saturday: | 8:00am to 1:00pm |
| Sunday: | No Works |
| Bank Holidays: | No Works |

Reason: To prevent noise nuisance to adjoining properties.

2. Vehicular access to site will only be permitted during the following hours:

| | |
|-------------------|---------------------------------|
| Monday to Friday: | 9:30am to 2:00pm and 4pm to 6pm |
| Saturday: | 8:00am to 1:00pm |
| Sunday: | No Access |
| Bank Holidays: | No Access |

Reason: To control traffic to minimise interface with local residents.

3. Delivery vehicles reverse onto site with trained banksmen and drive out forward facing.

Reason: Road safety of traffic and local residents

Time for compliance: 28 days from the effective date of this notice, beginning with the day on which the notice is served on you.

4. WHEN THIS NOTICE TAKES EFFECT

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

Dated: **29th September 2022**

Signed:



David Colwill

Team Leader, Planning Enforcement

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BD

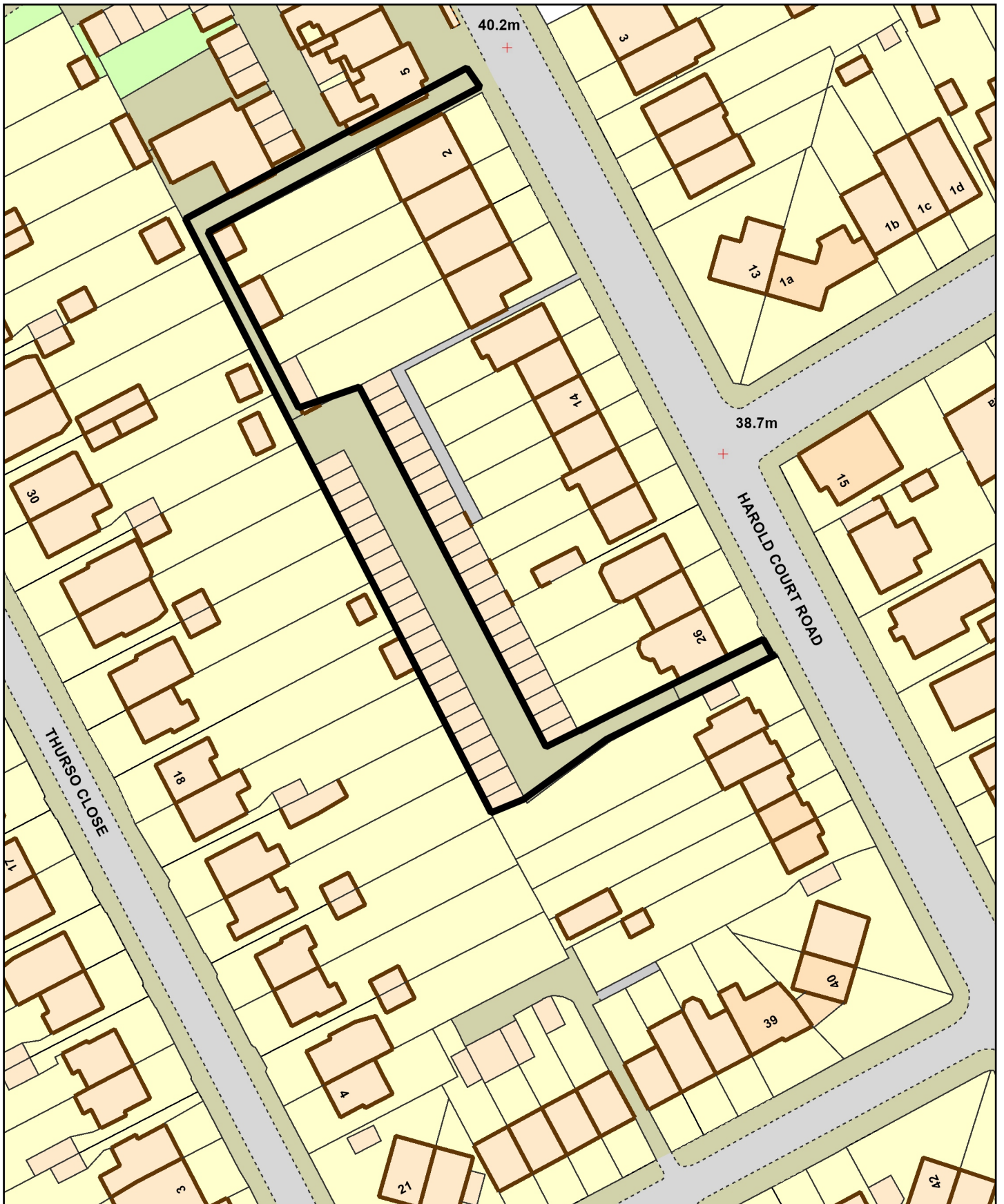
WARNING

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

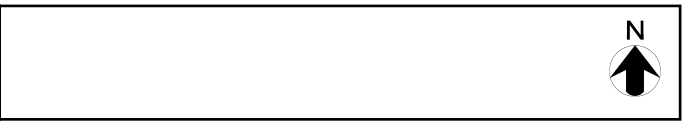
It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is £2,500 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with **Rachel Arnull, Senior Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD** tel. 01708 434257, e-mail. Rachel.arnull@havering.gov.uk

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



Land to rear of 12-26 Harold Court Road Harold Wood Romford RM3 0YU








 The National Land & Property Gazetteer | NATIONAL STREET GAZETTEER | Ordnance Survey Licensed Partner

Scale: 1:750 0 5 10 15 metres
Date: 28 September 2022



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

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