

12 Rosemary Avenue, Romford, RM1 4HB

Enforcement case ref: ENF//591/21

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE

SERVED BY: London Borough of Havering herein after referred to as “the Council”

To:

- (1) The Owner; 12 Rosemary Avenue, Romford, RM1 4HB
- (2) The Occupier; 12 Rosemary Avenue, Romford, RM1 4HB
- (3) Mr Mohammed Khan; 12 Rosemary Avenue, Romford, RM1 4HB
- (4) Mrs S Khan; 12 Rosemary Avenue, Romford, RM1 4HB
- (5) Westway Capital LTD; 3 Russetts, Hornchurch, RM11 2RX
- (6) Sajid Shakeel Qureshi; 3 Russetts, Hornchurch, RM11 2RX
- (7) Dr Shakeel Ahmed QURESHI; 3 Russetts, Hornchurch, RM11 2RX
- (8) Paragon Bank PLC; 51 Homer Road, Solihull, West Midlands B91 3QJ
- (9) @ Architect UK Ltd; Suite 2, Clocktower House, Station Road, West Horndon, Essex, CM13 3XL
- (10) @ Architect UK Ltd; issued via e-mail.
- (11) Assent BC(Wakefield); Assent House, 4 Navigation Court, Calder Park, Wakefield, WF2 7BJ
- (12) Assent BC(Wakefield); issued via e-mail.

1. On **17th December 2021**, the Council has issued this Temporary Stop Notice alleging that there has been a breach of planning control on the land described in paragraph 4 below.
2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in section 3 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breaches of planning control illustrated below have occurred within the last ten years:

Breach of condition 4 (construction method statement) of application P1118.21.

4. THE LAND TO WHICH THIS NOTICE RELATES

12 Rosemary Avenue, Romford, RM1 4HB as shown edged black on the attached plan.

5. THE ACTIVITY TO WHICH THIS NOTICE RELATES

The carrying out of activities in association with all building work and engineering operations at 12 Rosemary Avenue, Romford, RM1 4HB.


6. WHAT YOU ARE REQUIRED TO DO

- 1) To cease all building work and engineering operations at 12 Rosemary Avenue, Romford, RM1 4HB.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **17th December 2021** when all the activity specified in this notice shall cease. This notice will cease to have effect on **17th January 2022**.

Dated:17th December 2021.....

Signed: .....
David Colwill
Team Leader, Planning Enforcement

On behalf of:
Planning Service, London Borough of Havering,
Town Hall, Main Road, Romford, Essex, RM1 3BB

ANNEXE

WARNING

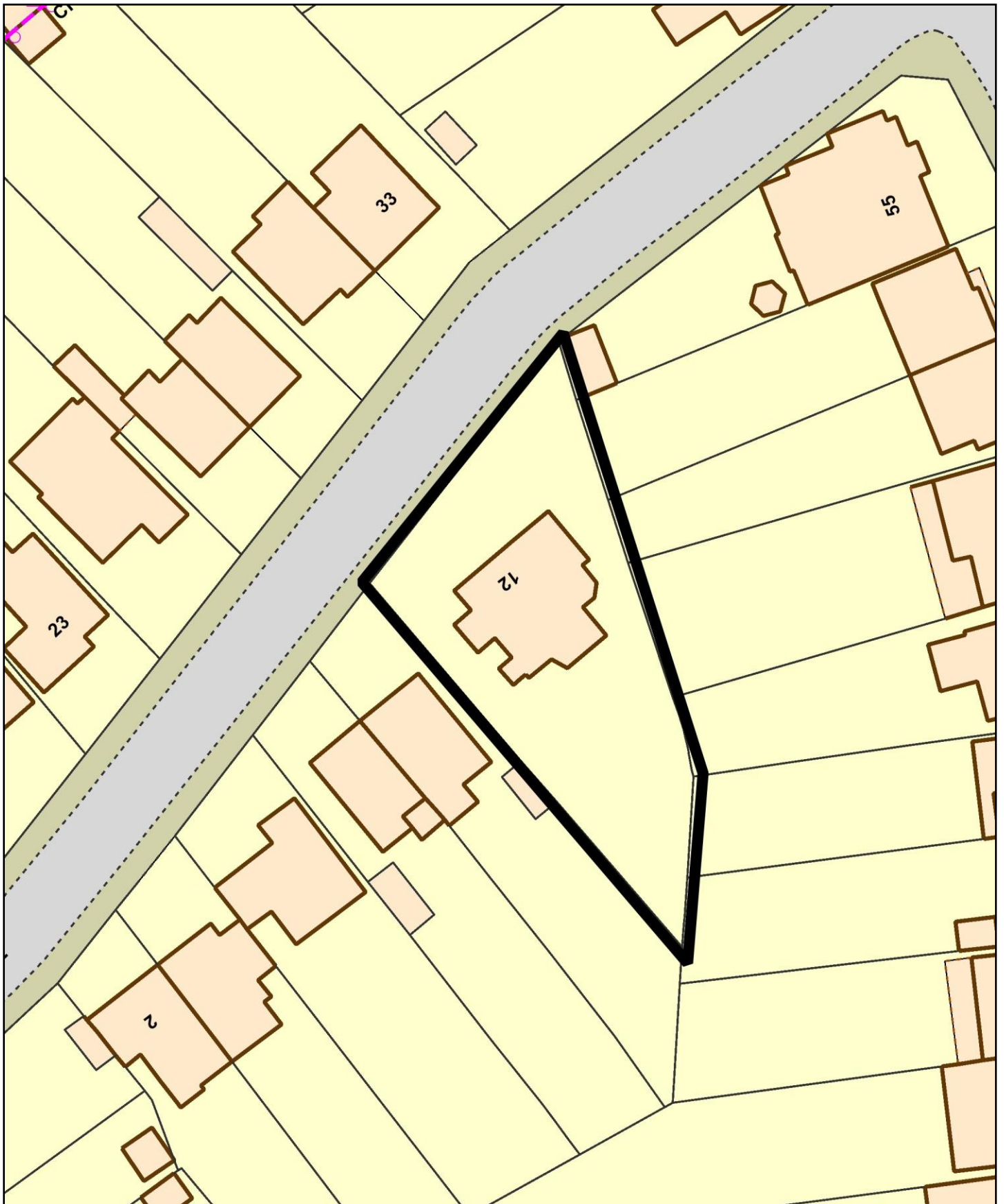
THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is unlimited on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Sam Cadman, Planning Enforcement Officer**, Mercury House, Romford, RM1 3SL, **01708 433 758**. 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.

S.171G. Temporary stop notice: offences

- (1) A person commits an offence if he contravenes a temporary stop notice—
 - (a) which has been served on him, or
 - (b) a copy of which has been displayed in accordance with section 171E(5).
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
- (3) An offence under this section may be charged by reference to a day or a longer period.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves—
 - (a) that the temporary stop notice was not served on him, and
 - (b) that he did not know, and could not reasonably have been expected to know, of its existence.
- (6) A person convicted of an offence under this section is liable—
 - (a) on summary conviction, to an unlimited fine;
 - (b) on conviction on indictment, to a fine.
- (7) In determining the amount of the fine, the court must have regard in particular to any financial benefit, which has accrued or has appeared to accrue to the person convicted in consequence of the offence.



<p>12 Rosemary Avenue, Romford, RM1 4HB</p>	<p>Scale: 1:500 Date: 15 December 2021</p>	<p>0 5 10 15 metres</p>  
 <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	  	<p>© Crown copyright and database rights 2021 Ordnance Survey 100024327</p>