

9 OAKS AVENUE, ROMFORD RM5 3BS

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/7/21

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 **9 OAKS AVENUE, ROMFORD RM5 3BS** shown edged in black on the attached plan and is registered under Land Registry Title Number **BGL 124954**.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of the land from a single dwellinghouse to a house in multiple occupation.

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 material change of use of the property to a house in multiple occupation results in increased amounts of activity both within the building and outdoor areas, together with an intensification of the residential use in such close proximity to the neighbouring properties that would result in unacceptable levels of noise and disturbance to the detriment of residential amenity of neighbouring occupiers. The unauthorised use is therefore contrary to the provisions of the National Planning Policy Framework (NPPF), Policies D13 (Agent of Change) and D14 (Noise) of the London Plan 2021, Policies DC3 (Housing design and layout), DC4

(Conversions to Residential & Subdivision of Residential Uses), and DC61 (Urban design) of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008.

3. The material change of use of the property to a house in multiple occupation results in the loss of a family dwellinghouse and the intensification of the existing residential use would result in the creation of a cramped internal layout resulting in limited and poor quality standard of accommodation and does not provide for an adequate or healthy environment for existing and future occupiers of the property to the detriment of residential amenity. The use is therefore contrary to the National Planning Policy Framework (NPPF), Policies GG4 (Delivering the homes Londoners need), D3 (Optimising site capacity through the design-led approach), D4 (Delivering good design) and D6 (Housing quality and standards) of the London Plan 2021, Policies DC3 (Housing design and layout), DC4 (Conversions to Residential & Subdivision of Residential Uses) and DC61 (Urban Design) of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008, and Policy 8 of the emerging Havering Local Plan 2016-2031 and is considered contrary to established guidance contained within the HMO East London Guidance 2009.
4. The material change of use of the property to a house in multiple occupation by reason of the inadequate on site car parking provision results in unacceptable overspill onto the adjoining roads to the detriment of highway safety. The increased competition for spaces would be of detriment to the amenity of surrounding residential occupiers and the proposal would be contrary to the provisions of the National Planning Policy Framework (NPPF), Policies T5 (cycling) and T6 (Residential Parking) of the London Plan 2021, Policies DC32 (The Road Network), DC33 (Car Parking) and DC35 (Cycling) of the London Borough of Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document 2008.
5. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease using the property as a house in multiple occupation.

6. TIME FOR COMPLIANCE

THREE MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **17th May 2021**, unless an appeal is made against it beforehand

Dated: 16th April 2021

Signed: 

David Colwill - Planning Enforcement Team Leader
Authorised Officer on behalf of London Borough of Havering, Mercury House, Mercury Gardens, Romford, RM1 3SL

Nominated Officer to contact regarding this Notice:

Onkar Bhogal, Principal Planning Enforcement Officer
Telephone Number: 01708 431587 Email: onkar.bhogal@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 **17th May 2021**. 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 **17th May 2021** 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 **17th May 2021**.

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 **£924** 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.

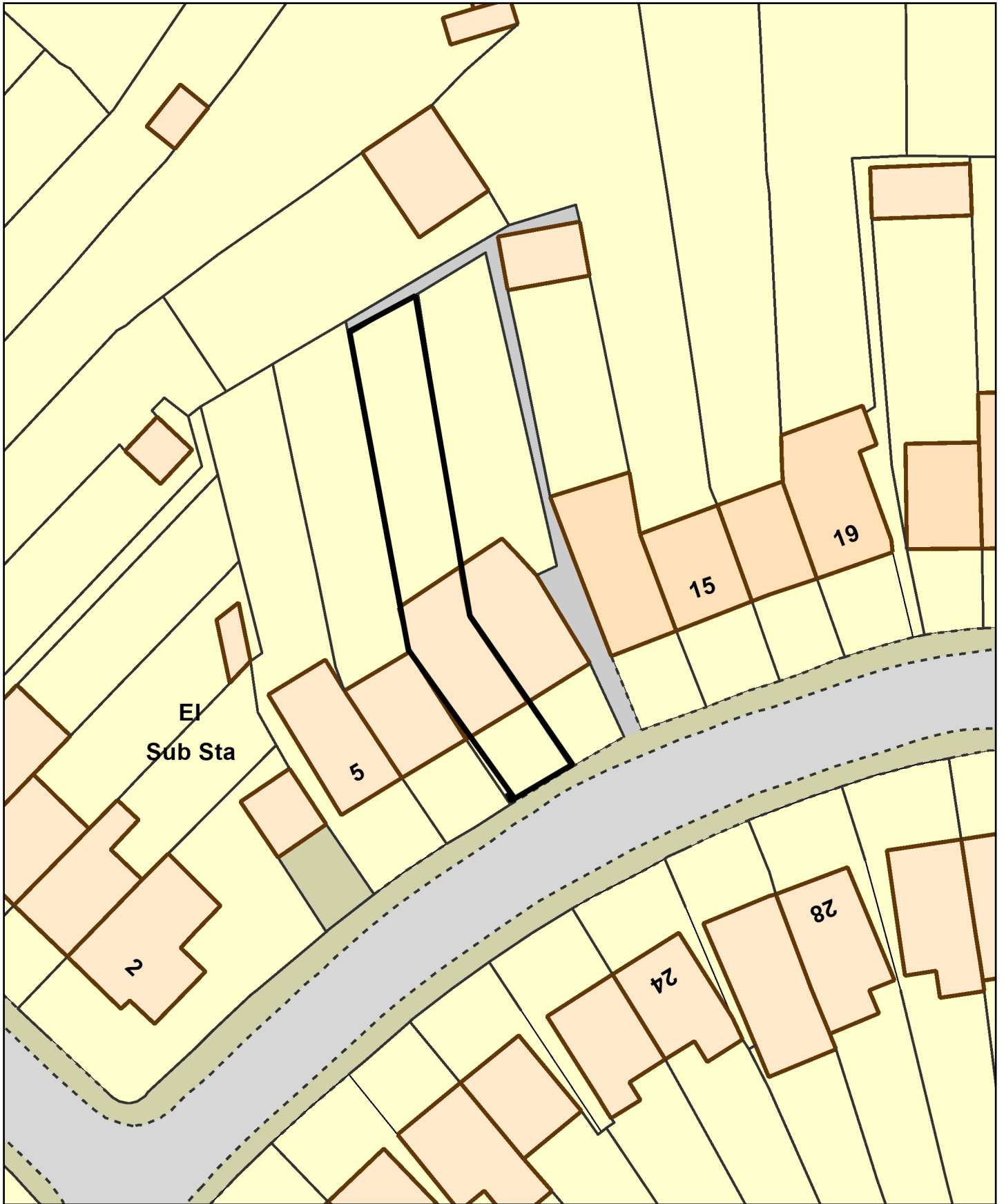
STATEMENT ON GROUNDS OF APPEAL

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. The Owner(s), 9 Oaks Avenue, Romford RM5 3BS
2. The Occupier(s), 9 Oaks Avenue, Romford RM5 3BS
3. Haroon Shakeel, 9 Oaks Avenue, Romford RM5 3BS
4. Shabana Akhter Shakeel, 9 Oaks Avenue, Romford RM5 3BS
5. Haroon Shakeel, 142 Essex Road, London E10 6BS
6. Haroon Shakeel, 118 Harent Drive, Ilford, London IG5 0HQ
7. Haroon Shakeel **by email:** haroonshakeel60@gmail.com
8. Andrei Balan, 9 Oaks Avenue, Romford RM5 3BS
9. Miheala Balan, 9 Oaks Avenue, Romford RM5 3BS
10. Luiza Andrea Balan, 9 Oaks Avenue, Romford RM5 3BS
11. Onisoru Gabriel –Alin, 9 Oaks Avenue, Romford RM5 3BS
12. Dabija Robert, 9 Oaks Avenue, Romford RM5 3BS
13. Dabija Karian, 9 Oaks Avenue, Romford RM5 3BS
14. Lungu David, 9 Oaks Avenue, Romford RM5 3BS
15. R & A Lettings and Management, 370 Forest Road, London E17 5LD



9 Oaks Avenue RM5 3BS



Scale: 1:400
 Date: 30 March 2021



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

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 Ordnance Survey 100024327

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000
Email enquiries@pins.gsi.gov.uk

THIS IS IMPORTANT

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

- on-line at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> 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 notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- 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.