

ANNEXE 101 RETFORD ROAD, ROMFORD, RM3 9ND

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/555/19

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 **101 RETFORD ROAD, ROMFORD, RM3 9ND**, shown edged in black on the attached plan and is registered under Land Registry Title Number EGL343366.

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

Without planning permission, the material change of use of a dwelling into two self-contained dwellings.

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 development gives rise to a form of development that appears incongruous and visually cramped, failing to respect the established character and form of development within the locality, as well as forming an undesirable precedent for future development. The use is therefore contrary to Policies 10, 7 and 26 of the Havering Local Plan 2016-2031 and also Paragraph 130(a) of the NPPF which requires fundamentally that development adds to the overall quality of the area whilst also establishing or maintaining a strong sense of place.
3. The layout of the development is inadequate resulting in substandard accommodation for future residents through lack of internal space and insufficient floor to ceiling height. Together with the cramped, limited accessibility, function and arrangement of the external amenity space, the development gives rise to a

poor quality residential environment, harmful to the amenities of the occupiers. As a result, the development is an overdevelopment of the site contrary to Policy 7 of the Havering Local Plan and Policy D6 of the London Plan.

4. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems and because application P1504.22 seeking retrospective approval has already been refused.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the property two separate self-contained residential dwellings;

AND

2. Revert the property back to a single family dwelling (use class C3) and remove all cooking and kitchen facilities and equipment from the first floor;

AND

3. Remove all electricity and gas meters/fuse boxes from the premises except for one which serves the whole premises;

AND

4. Remove the rear garden fence separating the Annex and the main dwelling;

AND

5. Remove all rubble and debris accumulated when taking steps (1), (2) (3) and (4) above.

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 **3rd July 2023**, unless an appeal is made against it beforehand

Dated: **2nd June 2023**

Signed: 

GEORGE ATTA-ADUTWUM

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

Nominated Officer to contact regarding this Notice:

George Atta-Adutwum, Deputy Team Leader, Planning Enforcement and Appeals

Telephone Number: **01708 432157** Email: George.Atta-Adutwum@haverling.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 **3rd July 2023**. 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 **3rd July 2023** 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 **3rd July 2023**.

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

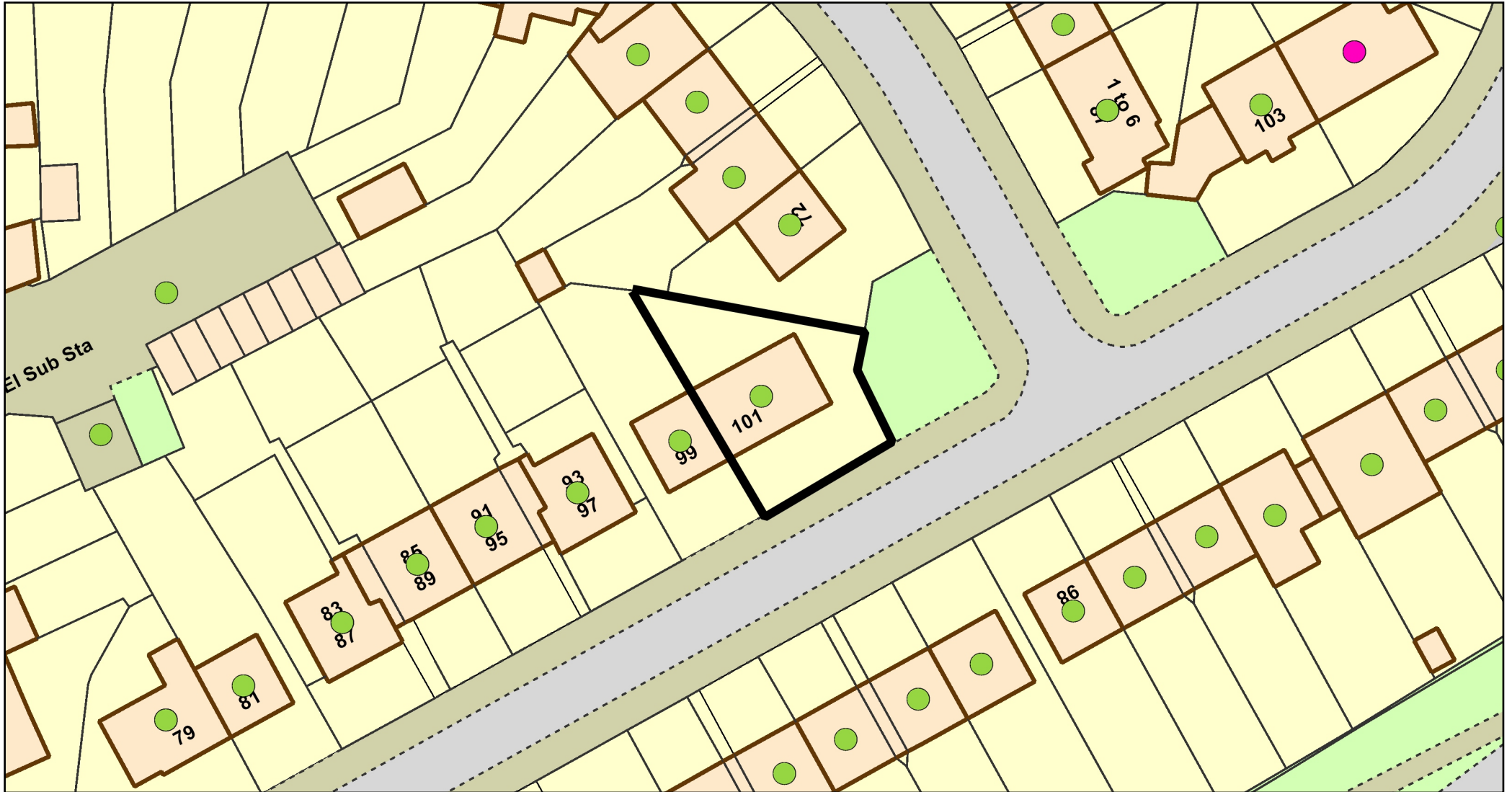
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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. RAMBAI DHANJI VARSANI, 156 Streatfield Road, Harrow HA3 9BU
2. DHANJI NATHA VARSANI, 156 Streatfield Road, Harrow HA3 9BU
3. RAMBAI DHANJI VARSANI, 101 Retford Road, Romford, RM3 9ND
4. DHANJI NATHA VARSANI, 101 Retford Road, Romford, RM3 9ND
5. The Owner, 101 Retford Road, Romford, RM3 9ND

6. The Occupiers, 101 Retford Road, Romford, RM3 9ND
7. The Owner, Annex at 101 Retford Road, Romford RM3 9ND
8. The Occupiers, Annex at 101 Retford Road, Romford RM3 9ND
9. BARCLAYS BANK UK PLC, P.O. Box 187, Leeds LS11 1AN.



101 Retford Road, Romford, RM3 9ND



Scale: 1:500
Date: 25 May 2023
Size: A4



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

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.