



STATUTORY NOTICE:

SECTION 215 Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991)

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

106 BELGRAVE AVENUE, ROMFORD RM2 6PU

Section 215 Notice, served by: The London Borough of Havering

Our reference: ENF/444/17

To:

1. Deborah Katherine Freeman, 106 Belgrave Avenue, Romford RM2 6PU
2. The Owner, 106 Belgrave Avenue, Romford RM2 6PU
3. The Occupier, 106 Belgrave Avenue, Romford RM2 6PU
4. Ecology Building Society, 7 Belton Road, Silsden, Keighley, W Yorkshire BD20 0EE
5. David Freeman, 106 Belgrave Avenue, Romford RM2 6PU
6. David Freeman by email

THE NOTICE

This Notice is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

THE LAND TO WHICH THE NOTICE RELATES

Land at **106 BELGRAVE AVENUE, ROMFORD RM2 6PU** as shown edged black on the attached plan.

WHAT YOU ARE REQUIRED TO DO

The Council requires you to carry out steps listed below to remedy the condition of the land:

1. To remove from the site to an authorised place of disposal, all “arras” fencing including its supports in the front garden of the property;
2. To remove from the site to an authorised place of disposal the hoarding door coloured green forming an entrance to the front garden of the property;
3. To remove all boarding up from the first floor windows on the first floor front elevation to an authorised place of disposal;
4. To repair and if necessary replace all windows at first floor level on the front elevation;
5. To replace with tiles of the same colour as the rest of the front elevation roof all missing tiles on the front roof of the property;
6. On completion of steps 3, 4 and 5 above to remove to an authorised place of disposal all scaffolding erected at ground and first floor level on the front elevation of the property including all scaffold boards clamps and plastic sheeting;
7. To pressure wash or clean the white touring caravan in the front garden of the property in order to remove all algae mould or mildew on same;
8. To remove all boarding up from the first floor windows on the rear elevation to an authorised place of disposal;
9. To repair and if necessary replace all windows at first floor level on the rear elevation;
10. On completion of steps 8 and 9 above to remove to an authorised place of disposal all scaffolding at first floor level of the rear elevation of the property including all scaffold boards and clamps.

TIME FOR COMPLIANCE

The above steps are to be complied with in full within **THREE MONTHS** of the date on which this Notice takes effect **that being no later than 13th September 2024.**

WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 13th June 2024

Dated: 15th May 2024

Signed: 

DAVID COLWILL

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

Nominated Officer to contact regarding this Notice:

Chris Stathers, Principal Planning Enforcement Officer

Telephone Number: 01708 433619 Email: chris.stathers@haverling.gov.uk

WARNING

Persons upon whom the Notice is served may be prosecuted for any breach of the S215 Notice after the notice takes effect. The offence of failing to comply with a S215 TCPA 1990 Notice is a criminal offence under Section 216 of the same Act with an **unlimited fine**.

RIGHT OF APPEAL AGAINST SECTION 215 NOTICE

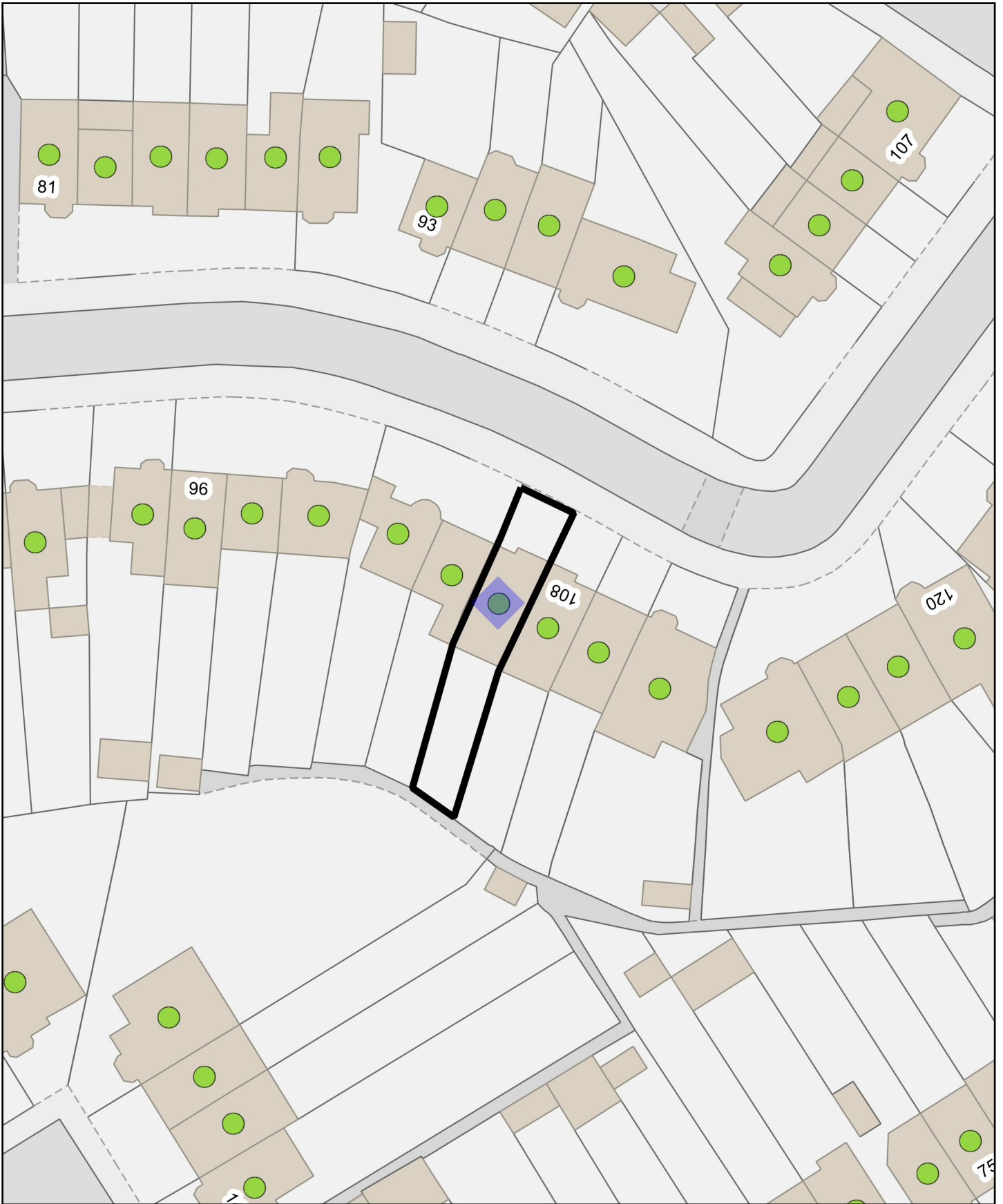
SECTIONS 217–218 OF THE TOWN AND COUNTRY PLANNING ACT 1990

217—(1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

- (a) That the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
- (b) That the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;
- (c) That the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;
- (d) That the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.


(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

- (3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.
- (4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.
- (5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.
- (6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.




**106 BELGRAVE AVENUE,ROMFORD
ENF/444/17**

TQ5371090023




Scale: 1:500
Date: 08 May 2024

Havering
LONDON BOROUGH

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