

**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**

**1 ETHELBURGA ROAD, ROMFORD RM3 0QR**

**ENF/41/22**

**ISSUED BY: LONDON BOROUGH OF HAVERING**

**TO:**

- (1) Harold Wood Homes Limited, 1 Ethelburga Road, Romford RM3 0QR
- (2) The Owner, 1 Ethelburga Road, Romford RM3 0QR
- (3) The Occupiers, 1 Ethelburga Road, Romford RM3 0QR
- (4) Nathan Schwartz as Director Harold Wood Homes Limited, 1 Ethelburga Road, Romford RM3 0QR
- (5) Mordechai Aksler as Director Harold Wood Homes Limited, 1 Ethelburga Road, Romford RM3 0QR
- (6) Harold Wood Homes Limited, 113 Fairview Road, London N15 6TS.
- (7) Nathan Schwartz as Director Harold Wood Homes Limited, 113 Fairview Road, London N15 6TS.
- (8) Mordechai Aksler as Director Harold Wood Homes Limited, 113 Fairview Road, London N15 6TS.
- (9) Landbay Partners Limited, 7<sup>th</sup> Floor, 60 Buckingham Palace Road, London SW1W 0AH

**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**

**1 ETHELBURGA ROAD, ROMFORD RM3 0QR**, as shown edged in black on the attached plan.

### 3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0117.19 for “proposed conversion of a nine-bedroom care home into a H.M.O (House of Multiple Occupancy) consisting of nine bedsits sharing a kitchen, including a new central drop kerb to the front of the property.” granted on the 26<sup>th</sup> March 2019.

### 4. THE BREACH OF CONDITIONS

1. Failure to provide details and discharge the requirements of conditions 5 and 6 (as set out below) of planning permission P0117.19 granted on 26<sup>th</sup> March 2019.

### 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:

(1) Submit a **valid application and fee** to discharge the requirements of each of the following conditions of application P0117.19:

- **Condition 5:** No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

- **Condition 6:** No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.


Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing

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

## 6. WHEN THIS NOTICE TAKES EFFECT

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

Dated: **24<sup>th</sup> May 2024**

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

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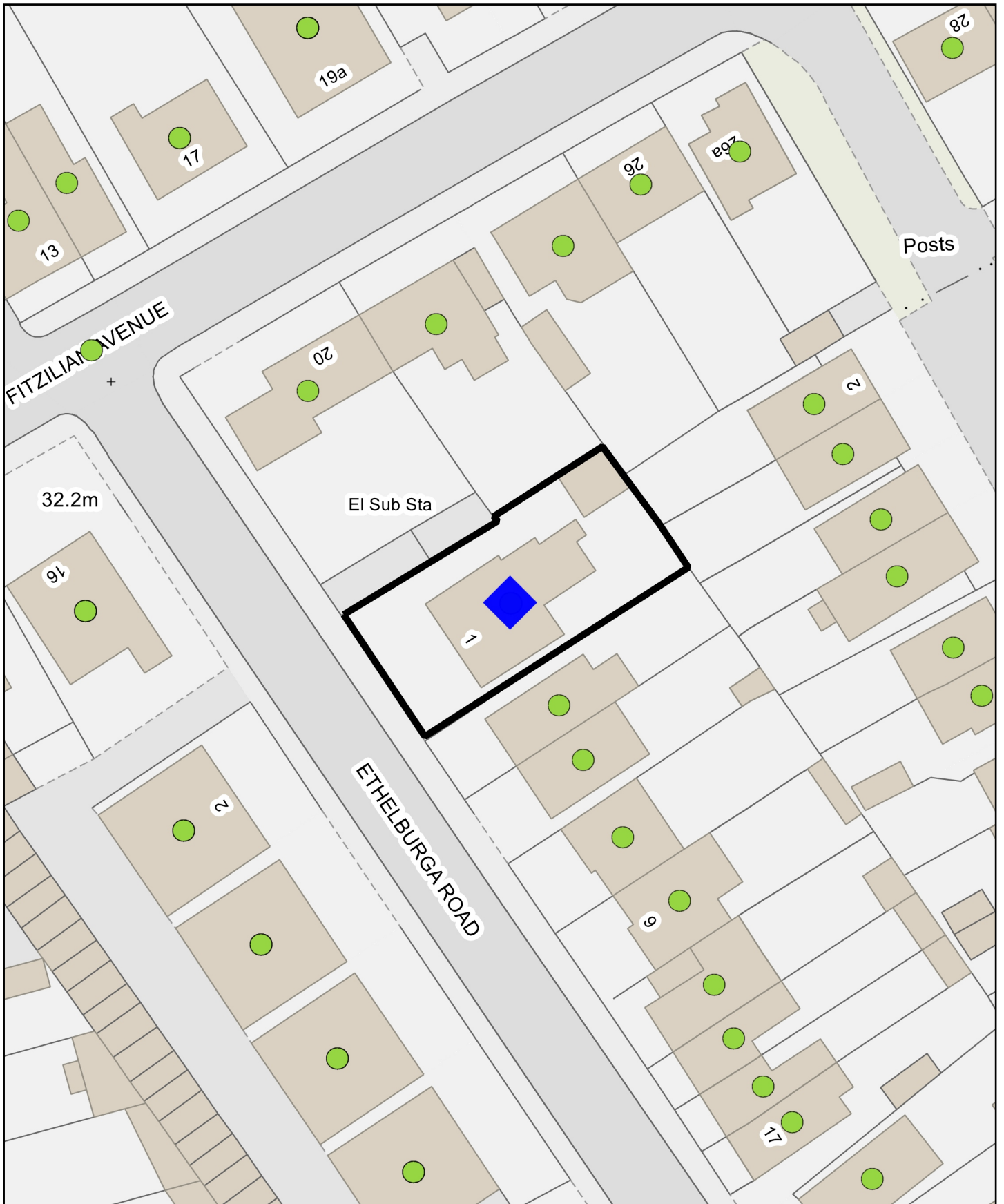
## **WARNING**


### **THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE**


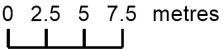
It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is an **unlimited fine** for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with **Chris Stathers, Principal Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 433619)**. [chris.stathers@haverling.gov.uk](mailto:chris.stathers@haverling.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**



<b>1 ETHELBURGA ROAD</b> <b>ENF/41/22</b>	<b>TQ5497690588</b> 
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	<b>Scale: 1:500</b> <b>Date: 21 May 2024</b> 
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