

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

1-4 RENE COURT, 32A BLANDFORD CLOSE, ROMFORD RM7 8PB

**(FORMERLY KNOWN AS LAND AT THE REAR OF 177-181
MARLBOROUGH ROAD, ROMFORD, RM7 8AP)**

ENF/522/21

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. JTC Investments Limited, 397 Romford Road, Forest Gate, London, United Kingdom, E7 8AB
2. Claire Chambers as Director of JTC Investments Limited, 397 Romford Road, Forest Gate, London, United Kingdom, E7 8AB
3. James Thomas Chambers as Director of JTC Investments Limited, 397 Romford Road, Forest Gate, London, United Kingdom, E7 8AB
4. Tony James Chambers as Director of JTC Investments Limited, 397 Romford Road, Forest Gate, London, United Kingdom, E7 8AB
5. James Thomas Chambers, Haylands, Bournebridge Lane, Stapleford Abbots RM4 1LT
6. James Thomas Chambers, 177 Marlborough Road, Romford RM7 8AP
7. Godiva Mortgages Limited, Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ
8. JTC Investments Limited, Rene Court, 32A Blandford Close, Romford, RM7 8PB
9. Claire Chambers as Director of JTC Investments Limited, Rene Court, 32A Blandford Close, Romford, RM7 8PB
10. James Thomas Chambers as Director of JTC Investments Limited, Rene Court, 32A Blandford Close, Romford, RM7 8PB

11. Tony James Chambers as Director of JTC Investments Limited, Rene Court, 32A Blandford Close, Romford, RM7 8PB
12. James Thomas Chambers, Rene Court, 32A Blandford Close, Romford, RM7 8PB
13. Mr Barry Mcanallen, Flat 1, Rene Court, 32A Blandford Close, Romford, RM7 8PB
14. Miss Esther Odze, Flat 2, Rene Court, 32A Blandford Close, Romford, RM7 8PB
15. Miss Orli West, Flat 2, Rene Court, 32A Blandford Close, Romford, RM7 8PB
16. Miss Shaiziya Khan, Flat 3, Rene Court, 32A Blandford Close, Romford, RM7 8PB
17. Mrs Oliwia Dytlow, Flat 4, Rene Court, 32A Blandford Close, Romford, RM7 8PB
18. The Owner(s), Rene Court, 32A Blandford Close, Romford RM7 8PB
19. The Occupier(s), Rene Court, 32A Blandford Close, Romford RM7 8PB

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

1-4 RENE COURT, 32A BLANDFORD CLOSE, ROMFORD RM7 8PB (FORMERLY KNOWN AS LAND AT THE REAR OF 177-181 MARLBOROUGH ROAD, ROMFORD, RM7 8AP) as shown edged in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission is P1212.17– Approved on 30th August 2019 for residential development comprising 4no flats.

4. THE BREACH OF CONDITIONS OF PLANNING PERMISSION P1212.17

Failure to comply with the following conditions:

Condition 2: No above ground works shall take place until a written specification of external walls and roof materials to be used in the construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

- Condition 3: No building shall be occupied or use commenced until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping which shall include indications of all existing trees and shrubs on the site and details of any to be retained together with measures for the protection in the course of development. All planting seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of five years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless otherwise agreed in writing by the Local Planning Authority.

Condition 4: No building shall be occupied or use commenced until details of all proposed walls, fences and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Condition 15: Before the building hereby permitted is first occupied, a scheme for lighting within the development to include the lighting along the access road shall be submitted in to and approved in writing by the Local Planning Authority. The lighting shall be provided prior to occupation and operated in strict accordance with the approved scheme.

These conditions have not yet been discharged yet the development is completed and occupied.

Condition 18. Prior to the first occupation of the development hereby permitted, provision shall be made for the installation of a domestic sprinkler system to each of the dwellings. Thereafter this provision shall be retained permanently unless otherwise agreed in writing by the Local Planning Authority.

No information has been provided to show that this condition has been met yet the development is now completed and occupied.

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(s) and fee(s)** seeking to discharge the following conditions of planning permission P1212.17:

Condition 2: No above ground works shall take place until a written specification of external walls and roof materials to be used in the construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

- Condition 3: No building shall be occupied or use commenced until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping which shall include indications of all existing trees and shrubs on the site and details of any to be retained together with measures for the protection in the course of development. All planting seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of five years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless otherwise agreed in writing by the Local Planning Authority.

Condition 4: No building shall be occupied or use commenced until details of all proposed walls, fences and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Condition 15: Before the building hereby permitted is first occupied, a scheme for lighting within the development to include the lighting along the access road shall be submitted in to and approved in writing by the Local Planning Authority. The lighting shall be provided prior to occupation and operated in strict accordance with the approved scheme.

AND

- (2) Submit all information required including technical specifications and connection details to show that the following condition of permission P1212.17 has been met:

- 1) Condition 18. Prior to the first occupation of the development hereby permitted, provision shall be made for the installation of a domestic sprinkler system to each of the dwellings. Thereafter this provision shall be retained permanently unless otherwise agreed in writing by the Local Planning Authority.

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: **20th June 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

WARNING

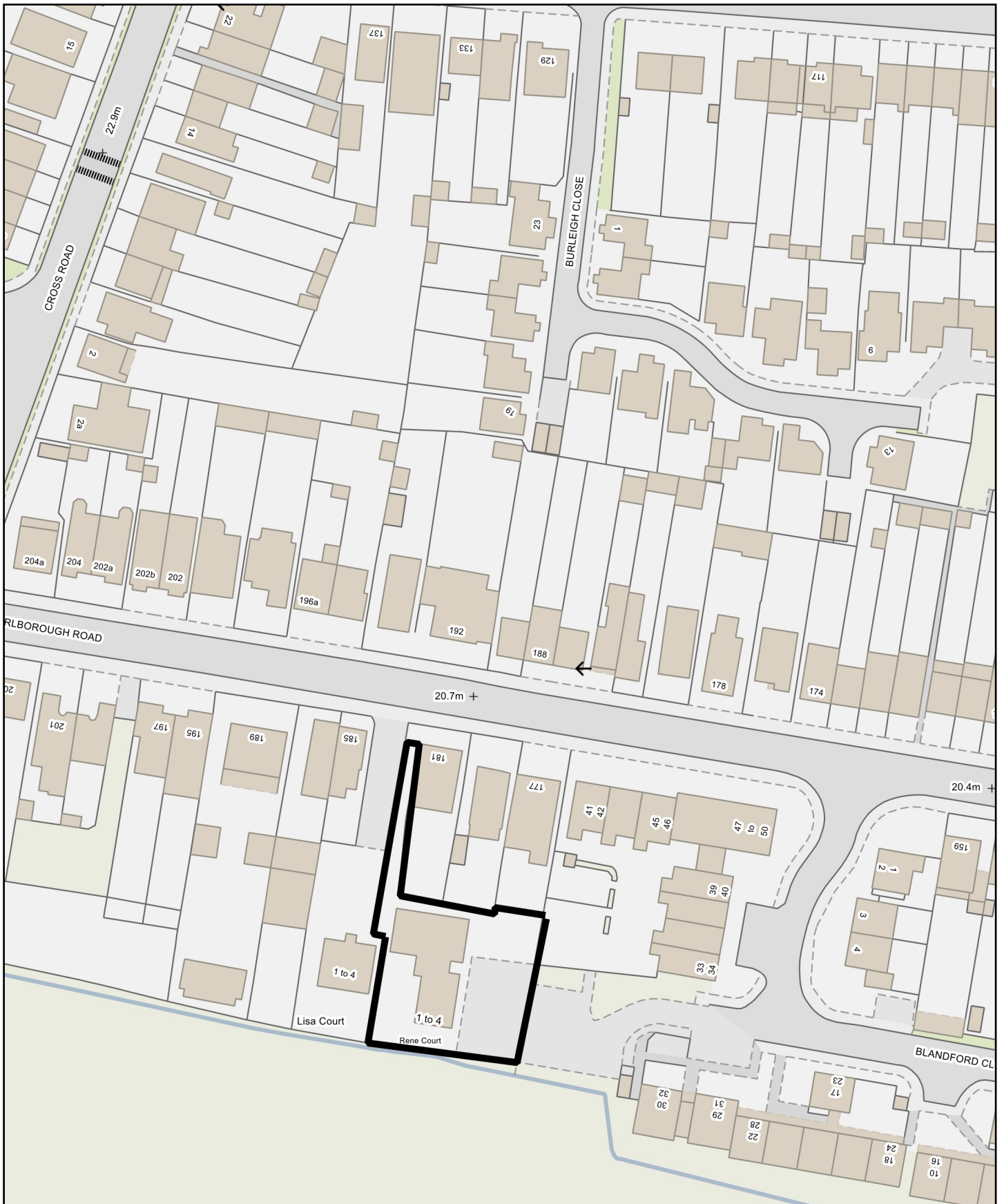
THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

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)**.


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

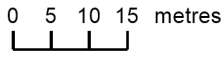



**Rene Court, 32A Blandford Close, Romford RM7 8PB
ENF/522/21**

TQ4949989374




Scale: 1:1000
Date: 19 June 2024

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

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