

143 NORTH STREET, ROMFORD RM1 1ED

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/84/24

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 **143 NORTH STREET, ROMFORD RM1 1ED**, shown edged in black on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of the premises to a mixed use for the sale and display of motor vehicles and use as a hairdresser (sui generis).

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breach of planning control has occurred within the last ten 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 motor vehicle sales and display use, in particular with respect to cramming of cars to the front of the premises, turning the front of the site into storage space for motor display as well as the harass fencing has significantly detracted from the character of the area, the scheme therefore appears visually intrusive and significantly detracts from the character and appearance of the area, contrary to Havering Local Plan 2016 – 2031 Policies 26 (Urban design) and 27 (Landscaping), contrary to Policy D1 of the London Plan as well as policy advice within the National Planning Policy Framework 2023 (NPPF), which all seek preservation and enhancement of the local environment, public realm and local character.

3. The regular necessity to manoeuvre cars within the forecourt and over the pedestrian footway, is likely to result in safety hazards to pedestrians and other road users. In addition the manner in which the cars are parked onto this forecourts blocks the sightlines from the adjacent access road to the highway thereby further increasing the risk of hazards to the road users. It is considered that the use results in hazards to pedestrian and vehicular users in this section of the road, thereby having an adverse impact upon highway safety and the free flow of traffic in this section of busy thoroughfare contrary to Policy 23 (Transport Connections) of the Havering Local Plan, Policy T6 of the London Plan and the advice given in the NPPF 2023, which all seek to protect the safety of the highways condition and the free flow of traffic.
4. The use gives rise to substantial disturbances in particular with respect to the coming and going and associated noise and inconvenience onto the narrow passageway adjacent to the site and the illegal and unauthorised parking, on parking spaces belonging to local residents. The use is therefore considered to have an adverse impact upon the quality of the life of the local residents contrary to Policy 34 (Managing Pollution) of the Havering Local Plan, the policies in the London Plan as well as the policy advice within NPPF 2023 which all seek to protect the quality of the life of local neighbourhood.
5. 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 permission has already been refused under application P0397.24.

5. WHAT YOU ARE REQUIRED TO DO

- (i) **Cease** the use of the land, including the building and forecourt, for the display and sale of vehicles;

AND

- (ii) Remove all vehicles stored within the building and front curtilage of the premises;

AND

- (iii) Remove the heras fencing from the front curtilage;

AND

- (iv) Remove all debris, rubbish or other materials accumulated as a result of taking steps (i) to (iii) above.

6. TIME FOR COMPLIANCE

TWO MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **9th AUGUST 2024**, unless an appeal is made against it beforehand

Dated: **10th JULY 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: **David Colwill**

Telephone Number: **01708 432647** Email: david.colwill@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 **9th August 2024**. 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 **9th August 2024** 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 **9th August 2024**.

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 **£1,156** 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.

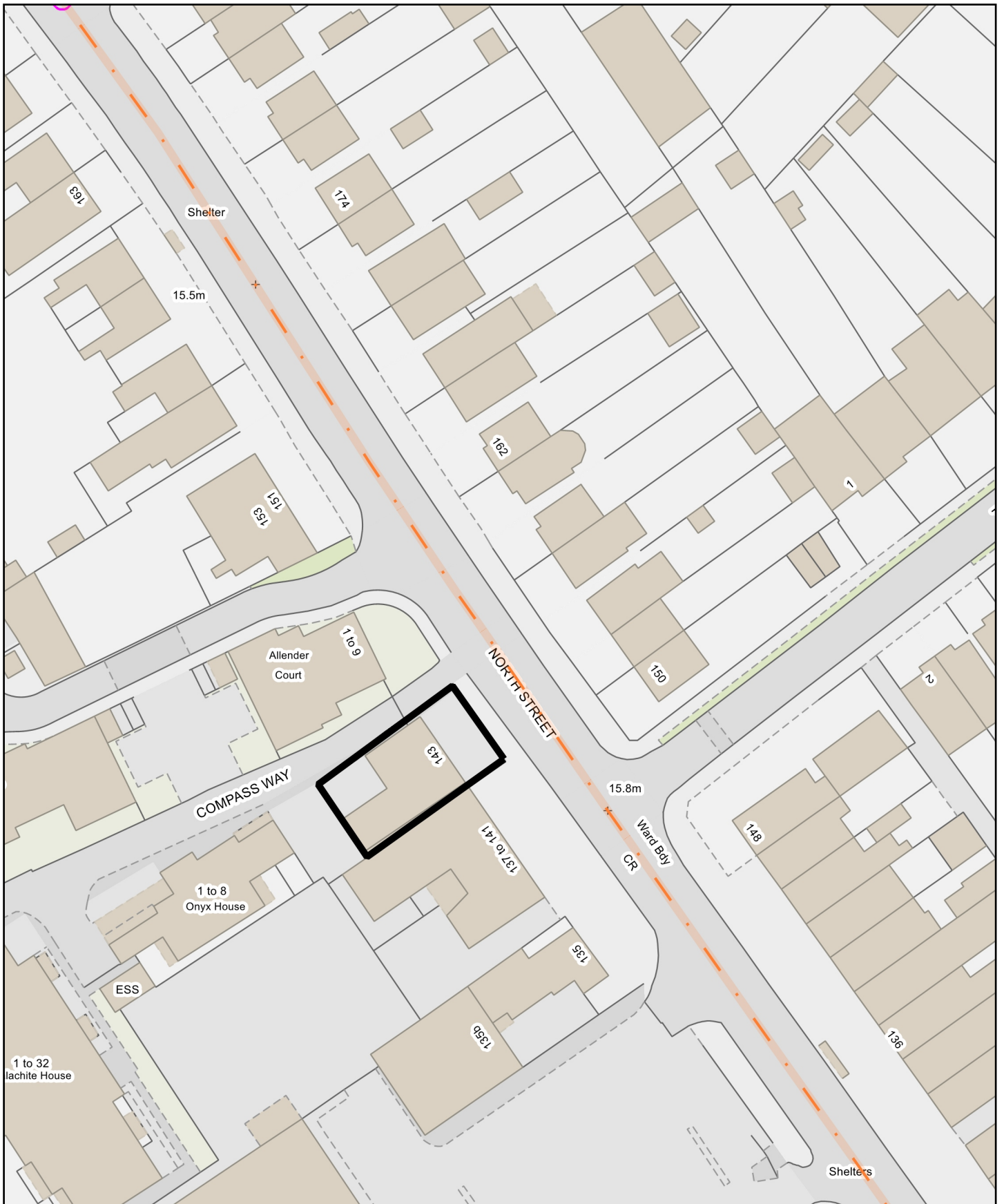
STATEMENT ON GROUNDS OF APPEAL

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 Company Director / Secretary, Sky Star Estates Limited, 85b Barley Lane, Ilford IG3 8XG
2. Jaswinder Singh, Director of Sky Star Estates Ltd, 85b Barley Lane, Goodmayes, Ilford IG3 8XG
3. Sukhdev Singh, Director of Sky Star Estates Ltd, 85b Barley Lane, Goodmayes, Ilford IG3 8XG
4. LDN Motor Traders Limited, 143 North Street, Romford RM1 1ED
5. The Company Director / Secretary, LDN Motor Traders Limited, 781 High Road, Ilford, London IG3 8RW
6. Lakhwinder Lal, 143 North Street, Romford RM1 1ED
7. Lakhwinder Lal, Director of LDN Motor Traders Limited, 781 High Road, Ilford, London IG3 8RW
8. Lucky Hair Dresser, 143 North Street, Romford RM1 1ED




143 North Street, Romford RM1 1ED (OS Plan to Enforcement Notice)

TQ5087389306




Scale: 1:750
Date: 04 July 2024

Havering
LONDON BOROUGH

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

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 Ordnance Survey AC0000815231

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.