

Rear of 15 and 17 HOMEWAY, ROMFORD, RM3 0HD

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/843/16

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 **Rear of 15 and 17 HOMEWAY, ROMFORD, RM3 0HD**, shown edged in black on the attached plan.

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

Without planning permission, the material change of the rear outbuilding to a separate residential dwelling.

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 has resulted in living conditions that do not create a suitably high quality living environment for the existing and future occupiers. The development is substandard for a one person dwelling, with its overall internal floor area failing to meet the internal space standards of the nationally described space standards. There is no outlook from the bedroom, lack of dual aspect, poor access and lack of usable outdoor amenity space. In this respect the development fails to meet the aims and objectives of London Plan Policy D6, the nationally described space standard, the London Housing Design Guide 2023 and Policies 7, 9, 10 and 26 of the Havering Local Plan.

- (3) The use of the building as separate accommodation, by reason of its location, is out of character in the rear garden and results in overlooking and additional noise and disturbance to neighbouring properties especially nos. 13, 15 and 17 Homeway. In this respect, the development would be contrary to Policies 26 and 34 of the Havering Local Plan 2021 and Policy D6 of the London Plan 2021.
- (4) The use of the building as a separate dwelling results in increased parking pressure in surrounding streets to the detriment of residential amenity and highway safety, contrary to Policies 9 and 24 of the Havering Local Plan.
- (5) The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the outbuilding to the rear as a separate residential unit;

AND

- (ii) Remove all amenities which facilitate the use as living accommodation including:
 - (a) the shower, bath, toilet, wash hand basin; and
 - (b) all kitchen and cooking facilities including the oven, hob, extract, kitchen cupboards;
 - (c) all meters and fuse boxes;

AND

- (iii) Remove all debris, rubbish or other materials accumulated as a result of taking steps (i) to (ii) 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 **19th August 2024**, unless an appeal is made against it beforehand

Dated: **18th July 2024**

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**

Telephone Number: **01708 432157**

Email: George.Atta-Adutwum@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 **19th 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 **19th 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 **19th 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

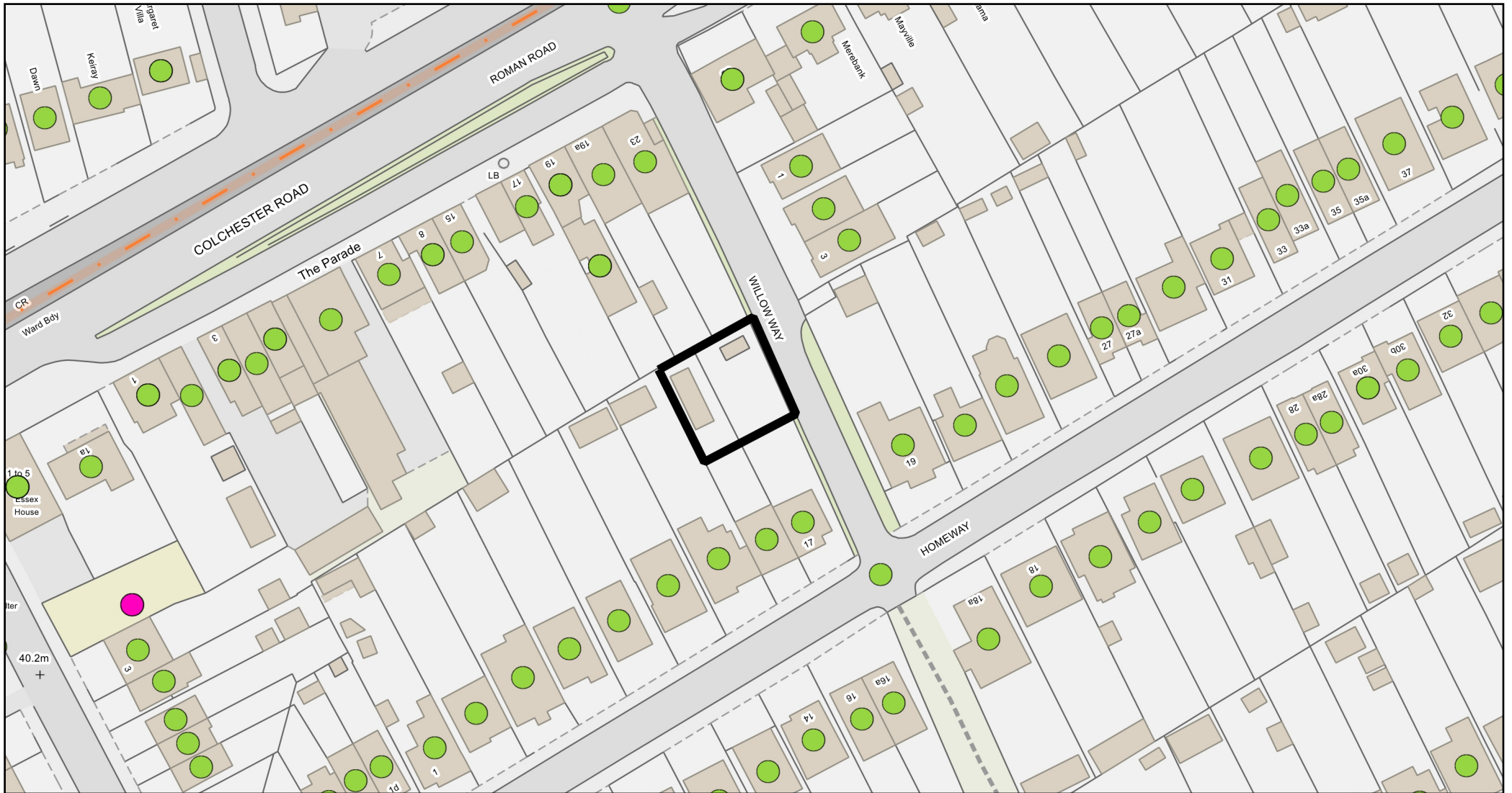
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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. H & M PROPERTY HOLDINGS LTD, George House, Hallsford Bridge Industrial Estate, Ongar, Essex, England, CM5 9RB
2. The Secretary, H & M Property Holdings Ltd, George House, Hallsford Bridge Industrial Estate, Ongar, Essex, England, CM5 9RB
3. The Director, Lee Charles McDowell, H & M Property Holdings Ltd George House, Hallsford Bridge Industrial Estate, Ongar, Essex, England, CM5 9RB
4. The Owner(s), 15 Homeway, Romford, RM3 0HD
5. The Occupier(s), 15 Homeway, Romford, RM3 0HD

6. The Owner(s), rear of 15 Homeway, Romford, RM3 0HD
7. The Occupier(s), rear of 15 Homeway, Romford, RM3 0HD
8. The Owner(s), rear of 17 Homeway, Romford, RM3 0HD
9. The Occupier(s) rear of 17 Homeway, Romford, RM3 0HD
10. The Occupier(s), 17 Homeway, Romford, RM3 0HD
11. The Owner(s), 17 Homeway, Romford, RM3 0HD
12. ONESAVINGS BANK PLC, Reliance House, Sun Pier, Chatham, Kent ME4 4ET



Rear of 15 and 17 Homeway, Romford, RM3 0HD

TQ5586591751

Scale: 1:1000
 Date: 17 July 2024
 Size: A4

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.