

**UNIT B15, SUTTONS BUSINESS PARK, NEW ROAD, RAINHAM RM13 8DE**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/52/24**

**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 **UNIT B15, SUTTONS BUSINESS PARK, NEW ROAD, RAINHAM RM13 8DE**, shown edged in black on the attached plan.

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

Without planning permission, the construction of a metal building to the front of Unit B15 Suttons Business Park, New Road, Rainham

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 unlawful development is prominent and visible from other plots which gives it a high degree of visibility within the industrial estate. The building is very dominant within the industrial units and presents a new and unacceptable feature. It is a dominant and harmful addition to the industrial estate and detracts from the character of the area. The building is dominating and incompatible from a design point of view as it is out of scale when taken in context with the host building and neighbouring properties within the immediate industrial estate. The harmful visual impact is exacerbated by the overall footprint and height and set well in front of the host building thereby further contributing to its dominating presence.

3. The development is therefore contrary to Policy 26 of London Borough of Havering Local Plan 2016-2031 Adopted 2021, contrary to policy and guidance within the National Planning Policy Framework (2021), and contrary to Policy D4 of the London Plan (2021)
4. 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) Demolish the metal and scaffolding building shown in the approximate position edged red on plan LBH1 annexed to the Enforcement Notice together with all plastic sheeting and remove all containers forming part of the building. The building is further shown edged red on photo LBH2 attached to the Enforcement Notice.

**AND**

- (ii) Remove all other debris, rubbish or other materials accumulated as a result of taking step 1. above.


**6. TIME FOR COMPLIANCE**

**ONE MONTH** after the date when this Notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **6th September 2024**, unless an appeal is made against it beforehand

Dated: **5<sup>th</sup> August 2024**

Signed: 

SIMON THELWELL

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**

Telephone Number: **01708 433619** Email: [chris.stathers@haverling.gov.uk](mailto:chris.stathers@haverling.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 **6<sup>th</sup> September 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 **6<sup>th</sup> September 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 **6<sup>th</sup> September 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 **£586** 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. Warley Property Investment Limited, Regus Jubilee House, The Drive, Great Warley, Brentwood CM13 3FR
2. Warley Property Investment Limited Unit B15 Suttons Business Park, New Road, Rainham RM13 8DE
3. Tolga Kebabcioglu, as director Warley Property Investment Limited, 691a, High Road, Ilford, England, IG3 8RH
4. Abul Fazal Mohammed Almas Uddin, as director Warley Property Investment Limited, Regus Jubilee House, The Drive, Great Warley, Brentwood CM13 3FR
5. The Owner Unit B15 Suttons Business Park, New Road, Rainham RM13 8DE
6. The Occupier Unit B15 Suttons Business Park, New Road, Rainham RM13 8DE
7. Warley International Limited, Unit B15 Suttons Business Park, New Road, Rainham RM13 8DE

8. Tolga Kebabcioglu, director Warley International Limited, Unit B15 Suttons Business Park, New Road, Rainham RM13 8DE
9. Cad Services London Limited, 55 Butts Green Road, Hornchurch, England, RM11 2JS
10. Lauren Jones director Cad Services London Limited, 55 Butts Green Road, Hornchurch, England, RM11 2JS
11. Samuel William Jones director Cad Services London Limited, 55 Butts Green Road, Hornchurch, England, RM11 2JS
12. JHC Group Holdings Ltd, Regency House, 33 Wood Street, Barnet, Hertfordshire, United Kingdom, EN5 4BE
13. Ron Henry Collier director of JHC Group Holdings Limited, Unit B15 Suttons Business Park, New Road, Rainham RM13 8DE
14. National Westminster Bank PLC, Credit documentation, P.O. Box 339, Manchester M60 2AH.



**UNIT B15 SUTTONS BUSINESS PARK NEW ROAD  
RAINHAM  
ENF/52/24**

**TQ5099582722**





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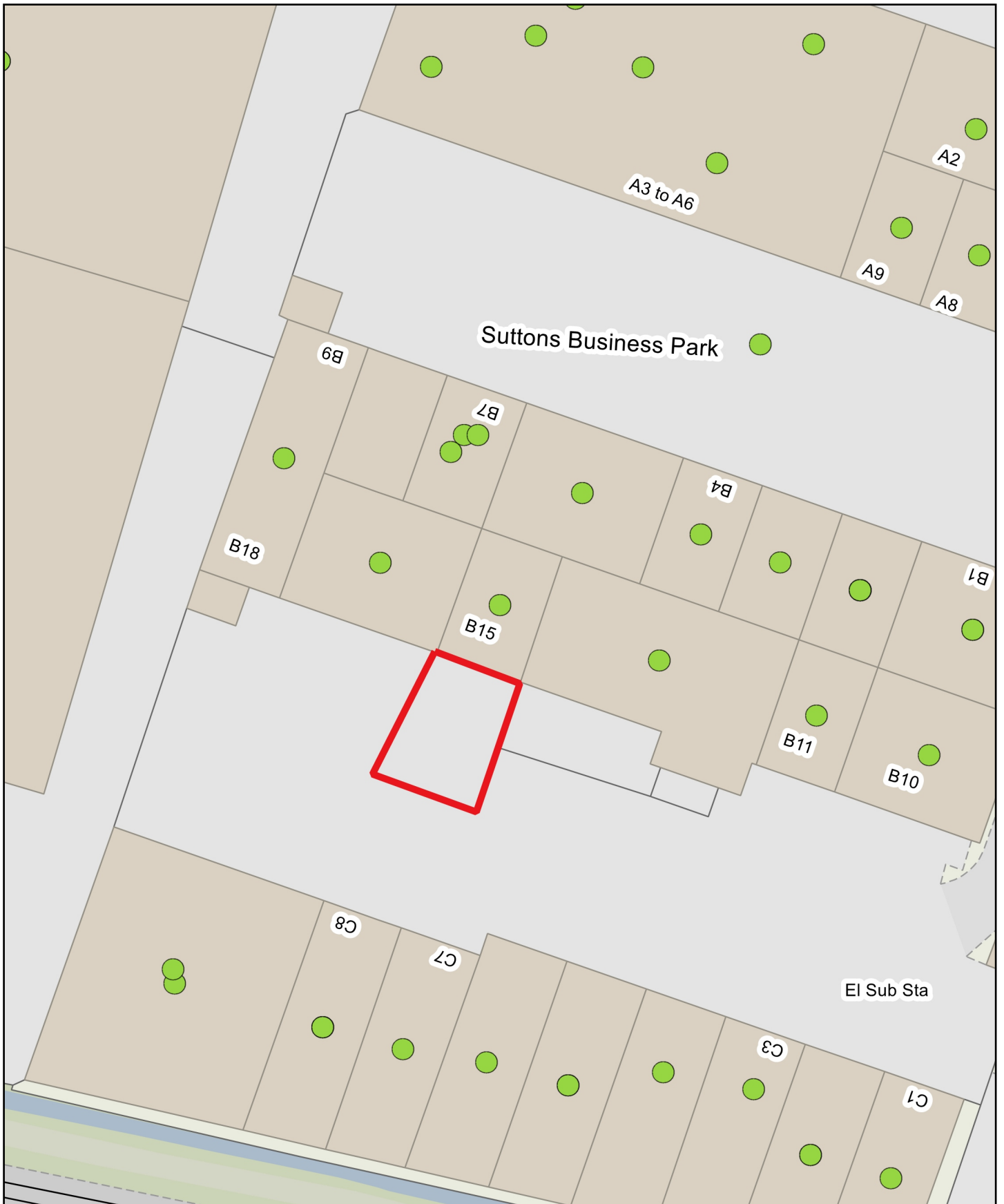
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**Date: 31 July 2024**





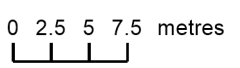




**Havering**  
LONDON BOROUGH

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

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<p><b>UNIT B15 SUTTONS BUSINESS PARK, RAINHAM LBH1</b></p>	<p><b>TQ5101182733</b></p> 
   <p>The National Land &amp; Property Gazetteer NATIONAL STREET GAZETTEER Licensed Partner</p>	<p><b>Scale: 1:500</b></p> <p><b>Date: 31 July 2024</b></p> 
 <p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2024 Ordnance Survey AC0000815231</p>

LBA2



12/02/2024



# 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](mailto: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.