

**211 BELL AVENUE, ROMFORD RM3 7DB**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/184/24**

## **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 **211 BELL AVENUE, ROMFORD RM3 7DB**, 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 dwelling from use class C3 to use as a large house in multiple occupation (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 original dwelling has a gross internal floor space of 79 square metres, which fails to meet the standard of 120 square metres contrary to Policy 8 of the Havering Local Plan (2016 – 2031). The use therefore is considered to have an adverse impact on the supply of family housing within the Borough, the loss of which is not adequately justified and which could set an undesirable precedent for similar development in the locality.
3. The kitchen/communal area of approximately 16 square metres on the ground floor fails to meet the area of 18 square metres of communal space, which provides a poor quality living environment harmful to the amenity of existing occupiers contrary to Policies 7 and 8 of the Havering Local Plan and contrary to

the HMO East London Guidance and the guidance contained in the National Planning Policy Framework (2023).

4. The front bedroom on the first floor has a gross internal area of 8 square metres, which fails to meet the gross minimum internal floor space of 8.5 square metres for one occupier, which provides a poor quality living environment harmful to the amenity of existing occupiers contrary to Policies 7 and 8 of the Havering Local Plan, contrary to the HMO East London Guidance and contrary to guidance within the National Planning Policy Framework (2023).
5. The poor layout of the communal amenity space creates conditions that result in undue overlooking and loss of privacy to the two ground floor rear bedrooms of the HMO, which provides a poor quality living environment harmful to the amenity of existing occupiers contrary to Policies 7 and 8 of the Havering Local Plan and contrary to guidance contained in the National Planning Policy Framework (2023).
6. The HMO for seven occupants results in an intensification of the site and results in significant harm to residential amenity from noise, disturbance and activity, contrary to Policies 7 and 8 of the Havering Local Plan and contrary to guidance within the National Planning Policy Framework (2023).
7. Two car parking spaces for the seven occupants of the HMO results in increased parking congestion in surrounding streets, contrary to Policies 8 and 24 of the Havering Local Plan and contrary to guidance within the National Planning Policy Framework (2023).
8. 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 P0809.24.

## **5. WHAT YOU ARE REQUIRED TO DO**

- (i) CEASE the use of the premises as a house in multiple occupation;

**AND**

- (ii) Remove all en-suites (bathing and washing facilities) which facilitate the use of the premises as an HMO to the following rooms:
  - (a) Ground floor rear bedroom of left side; and
  - (b) Ground floor rear bedroom right side; and
  - (c) Ground floor front bedroom; and
  - (d) Both bedrooms on the first floor. The main bathroom at the rear may remain in situ; and

**AND**

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

## 6. TIME FOR COMPLIANCE

For Step (i): **THREE MONTHS** after the date when this Notice takes effect.

For Steps (ii) and (iii): **FOUR MONTHS** after the date when this Notice takes effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **13<sup>th</sup> September 2024**, unless an appeal is made against it beforehand

Dated: **14<sup>th</sup> August 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](mailto: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 **13<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 **13<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 **13<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 **£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.

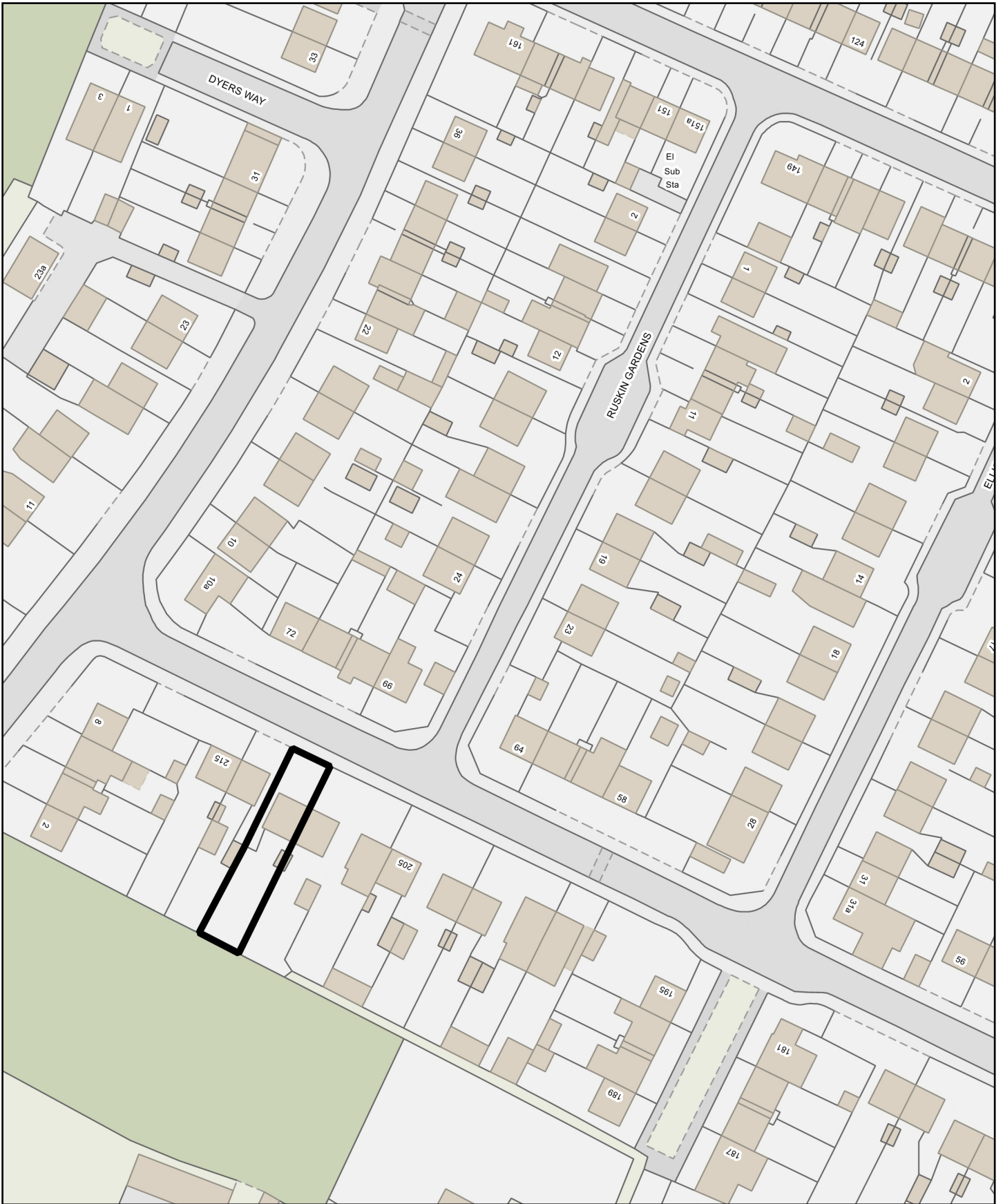
## **STATEMENT ON GROUNDS OF APPEAL**

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. Rigers Lulaj, 211 Bell Avenue, Romford RM3 7DB
2. Rigers Lulaj, 30 Ropers Avenue, Highams Park, London E4 9EQ
3. The Occupiers at 211 Bell Avenue, Romford RM3 7DB
4. The Owner, 211 Bell Avenue, Romford RM3 7DB
5. By email to Rigers Lulaj
6. Copy to: National Westminster Bank PLC, Mortgage Centre, PO BOX 123, Greenock PA15 1EF
7. Copy to: The Royal Bank of Scotland PLC, 36 St Andrews Square, Edinburgh EH2 2YB
8. V & A Ventures Ltd, Managing Agent, The Hubb Business Centre, Dagenham E4 9EQ
9. Aaron OMOTAYO, Direct of V & A Ventures Ltd, The Hubb Business Center, 351 Rainham Road South, Dagenham, England, RM10 8QR
10. V & A Ventures Ltd, 211 Bell Avenue, Romford RM3 7DB
11. V & A Ventures Ltd trading as Prime Circle Properties by email

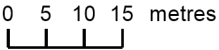
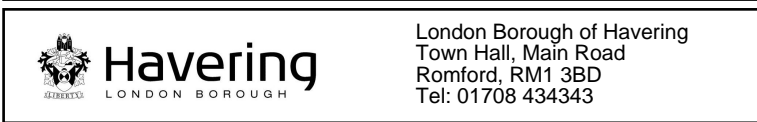


**211 Bell Avenue, Romford RM3 7DB - OS Plan to Enforcement Notice**

**TQ5261891000**




**Scale: 1:1000**  
**Date: 09 August 2024**

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](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.