

Enforcement case ref: ENF/608/21

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE

SERVED BY: London Borough of Havering herein after referred to as “the Council”

To:

James Benjamin Mason
Groveside, Kelvedon Hatch
Brentwood
CM15 9DW

James Benjamin Mason
Three Horseshoes Farm
Noak Hill Road
Romford
RM3 7LD

James Benjamin Mason
2b Catford Hill
Catford
London
SE6 4PX

The Owner
Three Horseshoes Farm
Noak Hill Road
Romford
RM3 7LD

The Occupier(s)
Three Horseshoes Farm
Noak Hill Road
Romford
RM3 7LD

1. On **15th August 2024**, the Council has issued this Temporary Stop Notice alleging that there has been a breach of planning control on the land described in paragraph 4 below.
2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in section 3

below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

The Council considers that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is engineering and building operations with the formation of tracks.

4. THE LAND TO WHICH THIS NOTICE RELATES

Land at Three Horseshoes Farm, Noak Hill Road, Romford RM3 7LD as edged black on the attached plan.

5. THE ACTIVITY TO WHICH THIS NOTICE RELATES

All unauthorised carrying out of engineering and building operations, formation of tracks, the laying of hard surfaces and roads and unauthorised work without planning permission on land at Three Horseshoes Farm, Noak Hill Road, Romford, RM3 7LD.

6. WHAT YOU ARE REQUIRED TO DO

To cease all unauthorised development including ceasing all building works or engineering operations and ceasing the formation of any hard surface, new roads or the formation of tracks.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **15th August 2024** when all the activity specified in this notice shall cease. This notice will cease to have effect on **the 10th of October 2024**

Dated: **15th August 2024**

Signed: 
David Colwill
PLANNING ENFORCEMENT TEAM LEADER

On behalf of: London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

ANNEXE

WARNING - THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk

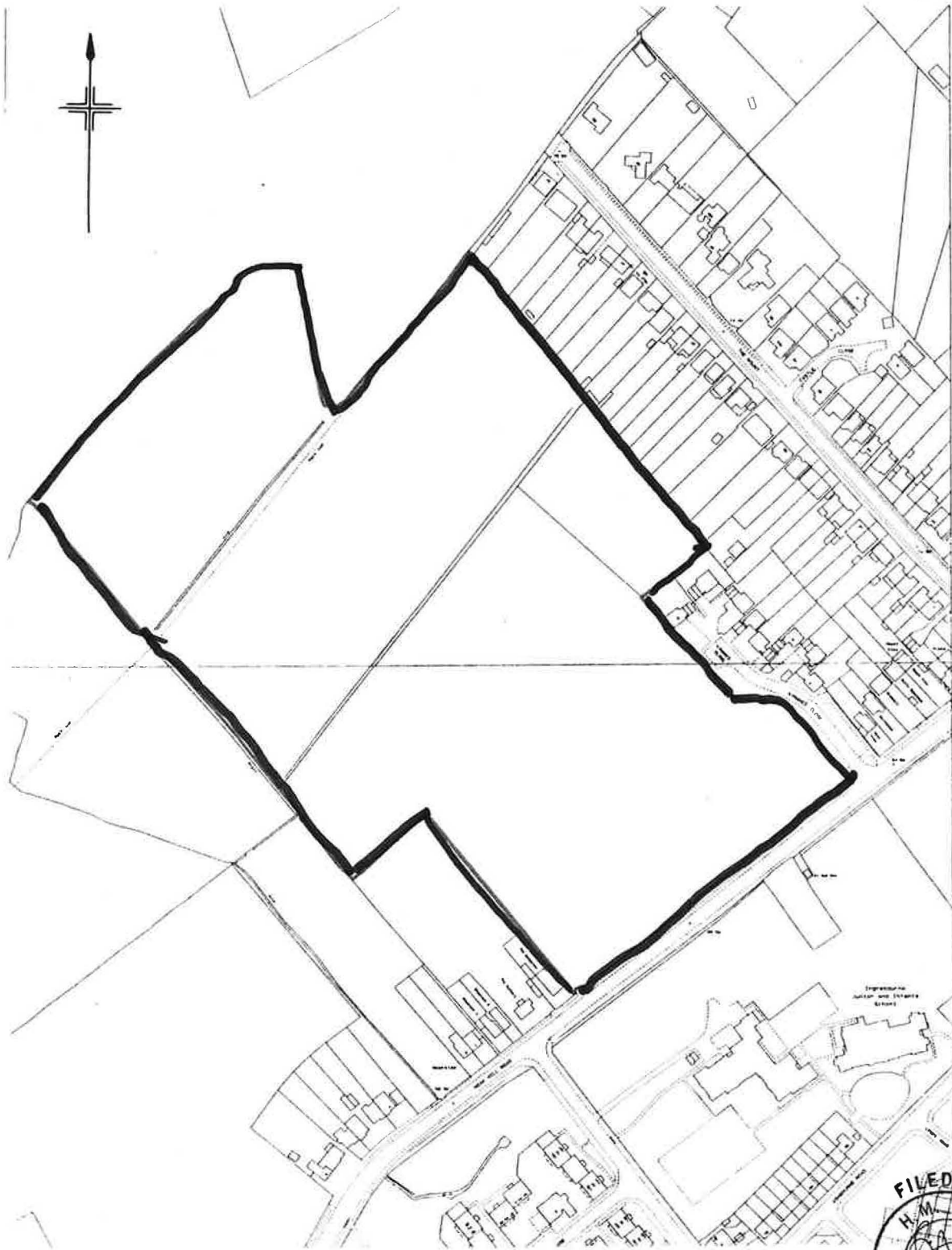
of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is unlimited on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Chris Stathers, Principal Enforcement Officer**, Town Hall, Main Road, Romford, RM1 3BB, **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.

S.171G. Temporary stop notice: offences

- (1) A person commits an offence if he contravenes a temporary stop notice—
 - (a) which has been served on him, or
 - (b) a copy of which has been displayed in accordance with section 171E (5).
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
- (3) An offence under this section may be charged by reference to a day or a longer period.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves—
 - (a) that the temporary stop notice was not served on him, and
 - (b) that he did not know, and could not reasonably have been expected to know, of its existence.
- (6) A person convicted of an offence under this section is liable—
 - (a) on summary conviction, to an unlimited fine;
 - (b) on conviction on indictment, to a fine.
- (7) In determining the amount of the fine, the court must have regard in particular to any financial benefit, which has accrued or has appeared to accrue to the person convicted in consequence of the offence.

H.M. LAND REGISTRY		TITLE NUMBER
		EGL326486
ORDNANCE SURVEY PLAN REFERENCE	TQ 5392 NW TQ5393 SW	Scale 1/2500
GREATER LONDON	LONDON BOROUGH OF HAVERING	© Crown Copyright



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 10 June 2022 shows the state of this title plan on 10 June 2022 at 10:27:00. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Birkenhead Office .

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