

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

BREACH OF CONDITION NOTICE

88 WHITE HART LANE, ROMFORD, RM7 8JJ

ENF/196/18

ISSUED BY: LONDON BOROUGH OF HAVERING

TO:

1. NAOMI ADEYINKA MODUPE THOMAS, 88 White Hart Lane, Romford RM7 8JJ.
2. NAOMI ADEYINKA MODUPE THOMAS, 88A White Hart Lane, Romford RM7 8JJ.
3. The Owner, 88 White Hart Lane, Romford RM7 8JJ.
4. The Owner, Flat 1, 88 White Hart Lane, Romford RM7 8JJ.
5. The Owner, Flat 2, 88 White Hart Lane, Romford RM7 8JJ.
6. The Occupier, Flat 1 (first floor), 88 White Hart Lane, Romford RM7 8JJ.
7. The Occupiers, Flat 2 (ground floor), 88 White Hart Lane, Romford RM7 8JJ.
8. BARCLAYS BANK UK PLC, care of Barclays Mortgages, P.O. Box HK444, Leeds LS11 8DD.

1. THIS IS A FORMAL NOTICE which is issued by the Council, under section 187A of the above Act because they consider that conditions imposed on a grant of planning permission, relating to the land described below have not been complied with. It considers that you should be required to comply with the conditions specified in this notice.

2. THE LAND AFFECTED BY THE NOTICE

88 White Hart Lane, Romford RM7 8JJ and 88A White Hart Lane, Romford RM7 8JJ, as shown edged in black on the attached plan. The land is registered with HM Land Registry under reference EGL188938.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this Notice relates is P0132.20 for "Conversion of two-storey 4-bed dwelling into 2 x 2-bed self-contained flats", which was allowed on 5th December 2022 with conditions.

4. THE BREACH OF CONDITIONS

Failure to provide details and discharge the requirements of conditions attached to P0132.20 allowed on appeal on the 5th December 2022.

Condition 1(a) of planning permission APP/B5480/W/20/3256593 (P0132.20) allowed on 5th December 2022 which details were agreed on 5th December 2022 but have not been satisfactorily implemented in that the main entrance to Flats 1 and 2 shall be completed in accordance with the proposed ground floor plan shown on drawing number 0120 P01.

(b) Within three months of the of this decision a scheme for the provision of refuse and cycling shall be submitted for the written approval of the local planning and the scheme shall include a timetable for its implementation.

(c) Within three months of the date of this decision a scheme for the provision of cycle storage shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

5. THE FOLLOWING ACTIVITIES ARE TO BE CARRIED OUT TO SECURE COMPLIANCE WITH THE CONDITIONS

As the person responsible for the breach of condition specified in section 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

(1) Submit a **valid application and fee** to discharge the requirements of each of the following conditions of appeal APP/B5480/W/20/3256593 (P0132.20);

b) Submit a scheme for the provision of refuse and cycling shall be submitted for the written approval of the local planning and the scheme shall include a timetable for its implementation.

And

c) Submit a scheme for the provision of cycle storage shall be submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

And

(2) Implement;


(a) the main entrance to Flats 1 and 2 shall be completed in accordance with the proposed ground floor plans shown on drawing number 0120 P01.

Time for compliance: 35 days from the effective date of this notice, beginning with the day on which the notice is served on you.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect **immediately** it is served on you or you receive it by postal delivery.

Dated: **19th August 2024**

Signed: 
George Atta-Adutwum
Deputy Team Leader, Planning Enforcement

Authorised Officer

On behalf of: The Mayor and Burgesses of the London Borough of Havering,
Town Hall, Main Road, Romford, RM1 3BD

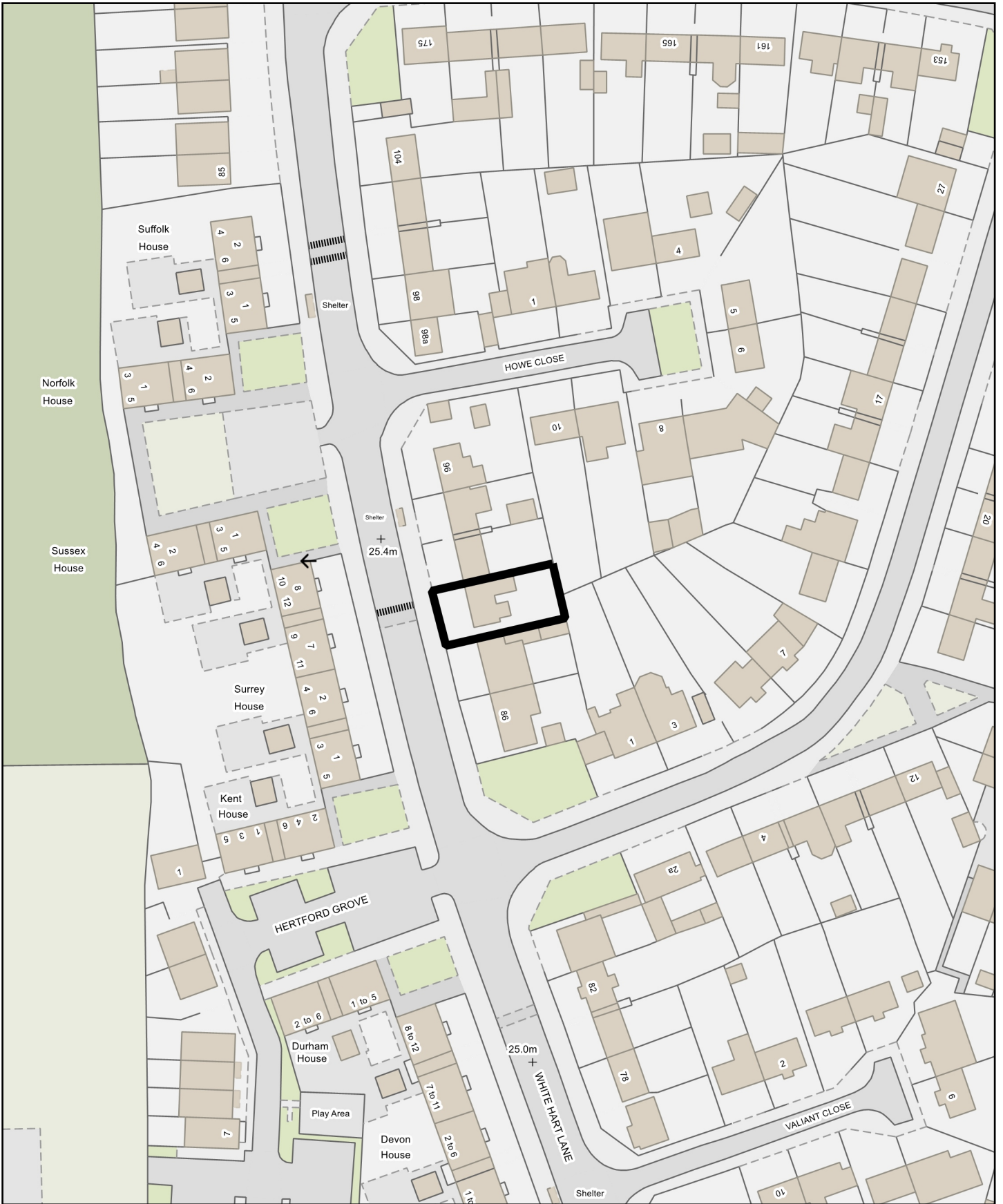
WARNING

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court for which the maximum penalty is an **unlimited fine** for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with **George Atta-Adutwum, Deputy Team Leader Planning Enforcement Officer, Town Hall, Main Road, Romford, RM1 3BD (01708 432157)**.

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. A lawyer will advise you on what this procedure involves.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE



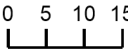

88 White Hart Lane, Romford RM7 8JJ.

TQ4945690564




Scale: 1:1000 0 5 10 15 metres

Date: 16 August 2024

Havering
LONDON BOROUGH

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

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