

54 CORBETS TEY ROAD, UPMINSTER RM14 2AB

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT REFERENCE: ENF/80/23

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 **54 CORBETS TEY ROAD, UPMINSTER RM14 2AB**, shown edged in black on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use to a mixed use of a service station and launderette with associated launderette building and equipment.

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 as to the material change of use and within the last four years as to any associated operational development 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 modular self-service launderette facility by reason of its location, 24 hour operating hours, close and obstructive siting in relation to nearby residential properties in particular 52 and 52A Corbets Tey Road results in an unsatisfactory relationship by way of noise and disturbance caused by the launderette facility through increased vehicular activity within the site, vehicle parking, stopping and starting, noise and disturbance caused by users of the facility and likely duration of visits to the facility in close proximity to nearby residential properties, giving rise to an unacceptably detrimental and harmful impact on the amenities of

neighbouring properties contrary to Policies 7 and 26 of the Havering Local Plan 2016 - 2031.

3. 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 P0539.23.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the mixed use of a service station and launderette by ceasing the use as a launderette;

AND

- (ii) Remove the launderette building from the land as shown in the approximate position edged red on Plan LBH1 annexed hereto and as further shown in photo LBH 2 annexed hereto removing all electrical and plumbing connections to the service station building;

AND

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

6. TIME FOR COMPLIANCE

TWO MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **2nd October 2024**, unless an appeal is made against it beforehand

Dated: **28th 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: **Chris Stathers**

Telephone Number: **01708 433619**

Email: 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 **2nd October 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 **2nd October 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 **2nd October 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.

GROUNDINGS 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.

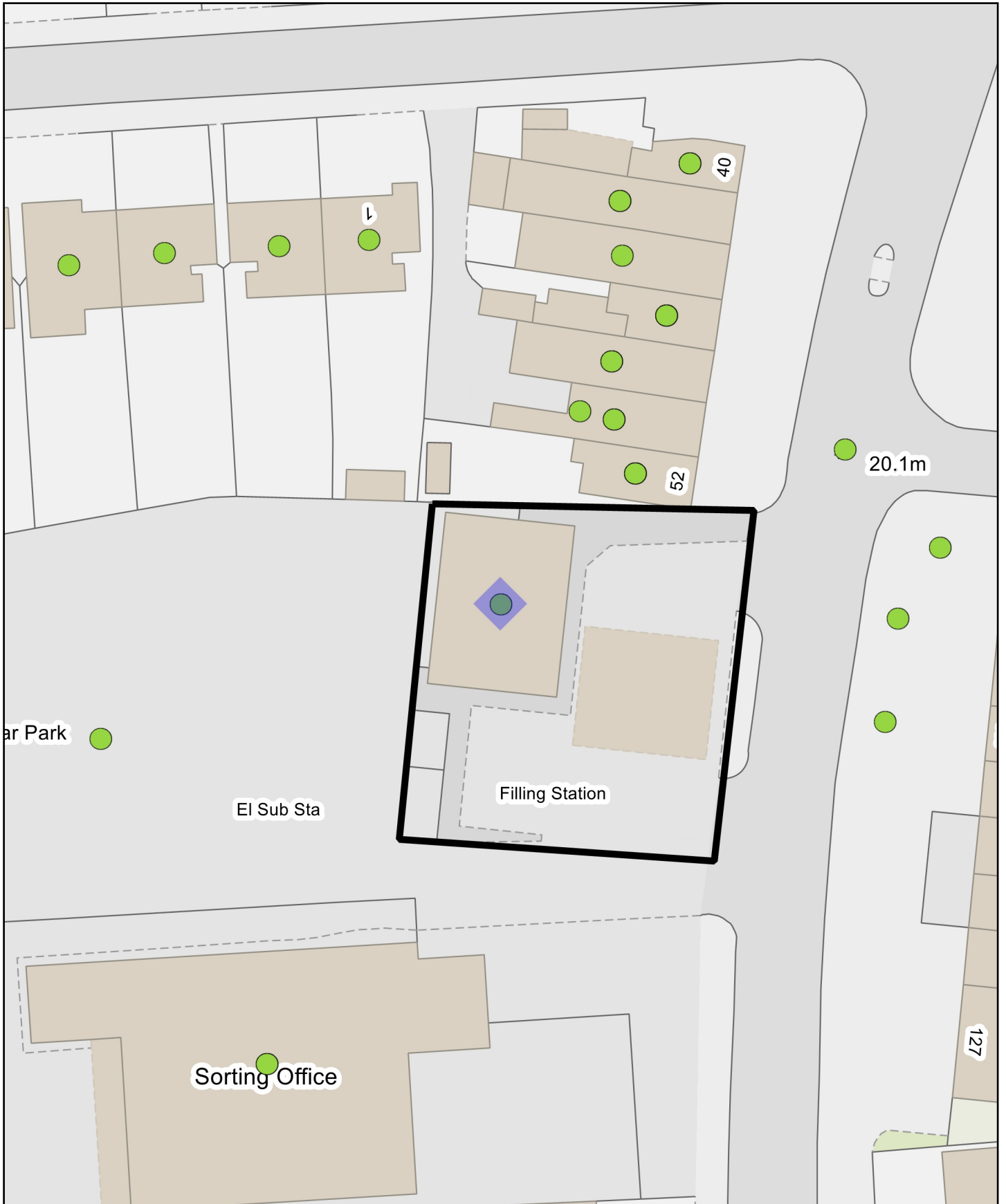
RECIPIENTS OF THE ENFORCEMENT NOTICE

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. Mrs Jessica Jones, Unit 3B, Blenheim Road, Epsom KT19 9AP
2. PGG Properties Limited, 96 Park Lane, Croydon, England, CR0 1JB
3. PGG Properties Limited, 102-104 Park Lane, Croydon, England, CR0 1JB
4. Balraj Tandon, as Director PGG Properties Limited, 102-104 Park Lane, Croydon, England, CR0 1JB
5. Sunil Tandon, as Director PGG Properties Limited, 102-104 Park Lane, Croydon, England, CR0 1JB
6. Park Garage Group PLC, 96 Park Lane, Croydon, England, CR0 1JB
7. Park Garage Group PLC, 106 Park Lane, Croydon, Surrey CR0 1BJ.
8. Balraj Tandon, as Director Park Garage Group PLC, 106-108 Park Lane, Croydon, England, CR0 1JF


9. Balraj Tandon, as Secretary Park Garage Group PLC, 106-108 Park Lane, Croydon, England, CR0 1JF
10. Sunril Tandon, as Director Park Garage Group PLC, 3 Grimwade Avenue, Croydon, CR0 5DJ
11. HSBC Corporate Trustee Company (UK) Limited, Level 22, 8 Canada Square, London E14 5HQ.
12. Mrs Jessica Jones, 54 Corbets Tey Road, Upminster RM14 2AB
13. PGG Properties Limited, 54 Corbets Tey Road, Upminster RM14 2AB
14. Balraj Tandon, as Director PGG Properties Limited, 54 Corbets Tey Road, Upminster RM14 2AB
15. Sunil Tandon, as Director PGG Properties Limited 54 Corbets Tey Road, Upminster RM14 2AB
16. Park Garage Group PLC, 54 Corbets Tey Road, Upminster RM14 2AB
17. Balraj Tandon, as Director Park Garage Group PLC, 54 Corbets Tey Road, Upminster RM14 2AB
18. Balraj Tandon, as Secretary Park Garage Group PLC, 54 Corbets Tey Road, Upminster RM14 2AB
19. Sunril Tandon, as Director Park Garage Group PLC, 54 Corbets Tey Road, Upminster RM14 2AB
20. Shell Global Filling Station, Park Tey Service Station, 54 Corbets Tey Road, Upminster RM14 2AB
21. The Owner, 54 Corbets Tey Road, Upminster RM14 2AB
22. The Occupier, 54 Corbets Tey Road, Upminster RM14 2AB
23. Revolution Laundry, 54 Corbets Tey Road, Upminster RM14 2AB
24. ME Group International PLC, Unit 3B, Blenheim Road, Epsom KT19 9AP
25. Delmo Rinaldo Vincenzo Primo Mansi as Secretary, ME Group International PLC, Unit 3B, Blenheim Road, Epsom KT19 9AP
26. Camille Claverie, as Director, ME Group International PLC, Unit 3B, Blenheim Road, Epsom KT19 9AP
27. Francoise Rose Georgette Coutaz-Replan, as Director, ME Group International PLC, 1371 Route De Bourgeonniere, 38940 Roybon, France

28. Serge Paul Crasnianski, as Director, ME Group International PLC, Unit 3B, Blenheim Road, Epsom KT19 9AP
29. Tania Crasnianski, as Director, ME Group International PLC, Unit 3B, Blenheim Road, Epsom KT19 9AP
30. Jean-Marc Lucien Janailhac, as Director, ME Group International PLC, Photo Me, Unit 3B, Blenheim Road, Epsom KT19 9AP
31. John Henry James Lewis, as Director, ME Group International PLC, Shute House, Donhead St Mary, Shaftesbury, Dorset, SP7 9DG
32. Emmanuel John Olympitis, as Director, ME Group International PLC, Unit 3B, Blenheim Road, Epsom KT19 9AP
33. Rene Proglio, as Director, ME Group International PLC, Unit 3B, Blenheim Road, Epsom KT19 9AP
34. ME Group International PLC, 54 Corbets Tey Road, Upminster RM14 2AB
35. Delmo Rinaldo Vincenzo Primo Mansi as Secretary, ME Group International PLC, 54 Corbets Tey Road, Upminster RM14 2AB
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54 Corbets Tey Road, Upminster
ENF/80/23

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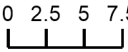





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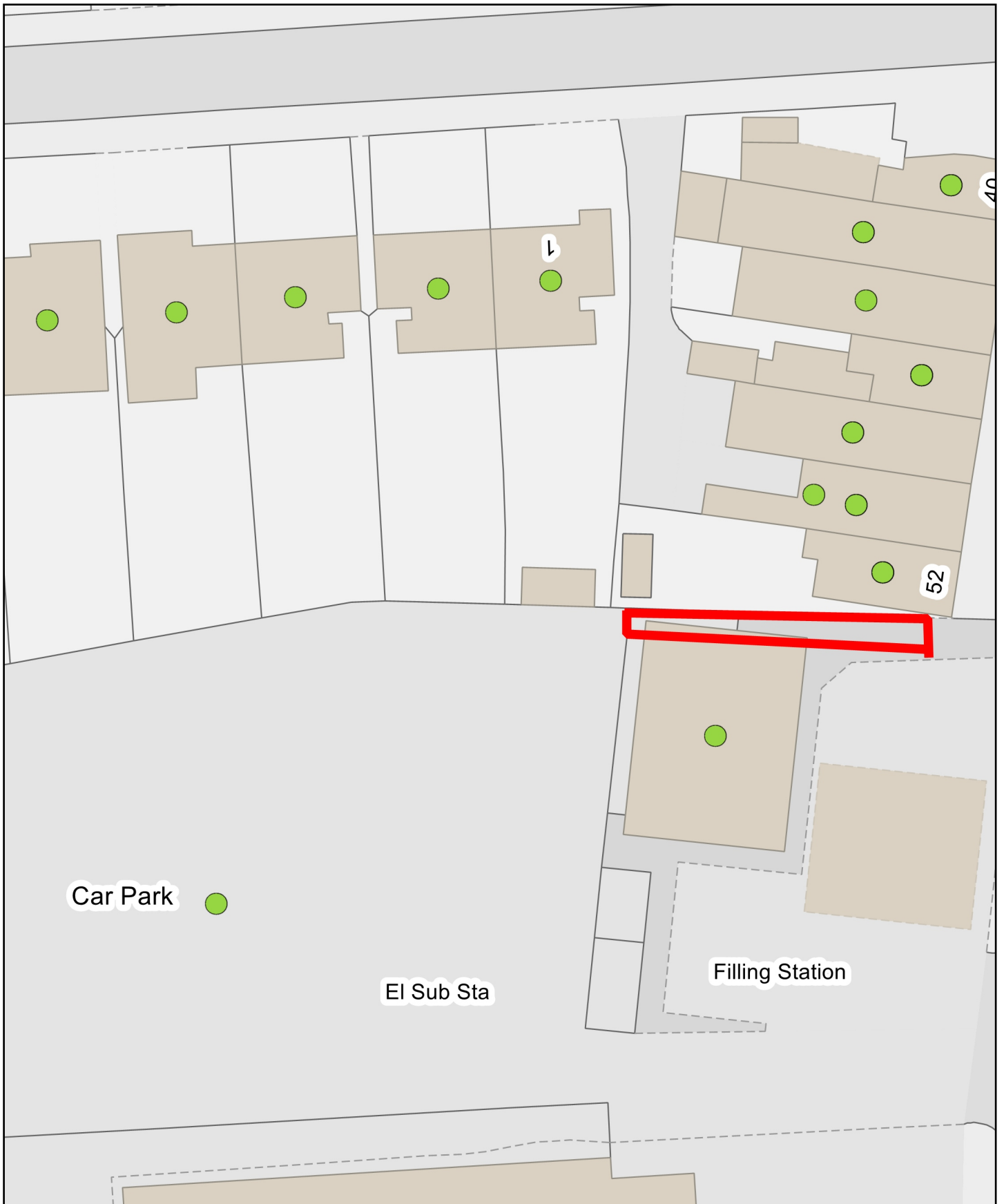
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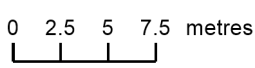

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Havering
 LONDON BOROUGH

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

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<p>PLAN LBH1 ENF/80/23</p>	<p>TQ5585786160</p> 
	<p>Scale: 1:400</p> <p>Date: 12 August 2024</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>

LBH 2



REVOLUTION LAUNDRY
LAUNDERETTE

WASH 20
WASH 9

REVOLUTION 20 KG

parkshop
CALOR

12/08/2024

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

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.