

**LAND AT THE BACK OF 61/63 CROW LANE, ROMFORD, RM7 0EP**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT REFERENCE: ENF/510/21**

## **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 **LAND AT THE BACK OF 61/63 CROW LANE, ROMFORD, RM7 0EP** shown edged in black on the attached plan. The land is further shown edged black on the attached plan LBH1.

- 3. THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the unauthorised material change of use of the building at the back of 61 and 63 Crow Lane for use as two residential dwellings.

- 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 prior to 29<sup>th</sup> April 2022 and the taking of enforcement action by the Council 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 Council is serving this enforcement notice in relation to its power to take further enforcement action under Section 171B(4)(b) of the Town and Country Planning Act 1990.
- (3) The material change of use of the land via the unauthorised material change of use of the building to create two new dwellings due to its inadequate floor space is considered cramped and unsatisfactory for occupation as permanent residential accommodation to the detriment of the current and future occupiers of the dwellings. The use is therefore contrary to Policies 9, 10 and 26 of the

Havering Local Plan (2016 – 2031), Policy D6 of the London Plan 2021 and Residential Extensions & Alterations SPD 2011. Furthermore, the dwellings fail to demonstrate an acceptable living environment for current or future occupants, through shortfalls in prescribed standards, low quality private and communal areas, lack of dedicated vehicle, cycle and waste facilities and poor internal layout, factors that do not meet minimum space standards contrary to the Nationally Described Space Standard (2015) as it results in cramped and poor quality accommodation. The dwellings do not provide high quality amenity space which is also contrary to the aforementioned policies.

- (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

1. Cease the use of the building on the land edged black on the plan attached to the Notice and as further shown edged black on the attached plan LBH 1 for use as residential use;

AND

2. Remove from the building on the land edged black on the plan attached to the Notice and as further shown edged black on the attached plan LBH 1 all kitchens and cooking facilities, any kitchenettes and remove all toilets, bathrooms, showers and wash hand basins and remove all fixtures and fittings which facilitate the residential use including electric and gas connections; ;

AND

3. Remove all rubbish, rubble and debris accumulated when taking steps 1 and 2 above.


## 6. TIME FOR COMPLIANCE

**THREE MONTHS** after the date when this Notice takes effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **28<sup>th</sup> April 2025** unless an appeal is made against it beforehand

Dated: **28<sup>th</sup> March 2025**

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@havering.gov.uk](mailto:chris.stathers@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 **28th April 2025**. 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 **28th April 2025** 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 **28th April 2025**

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 **£1156** 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**

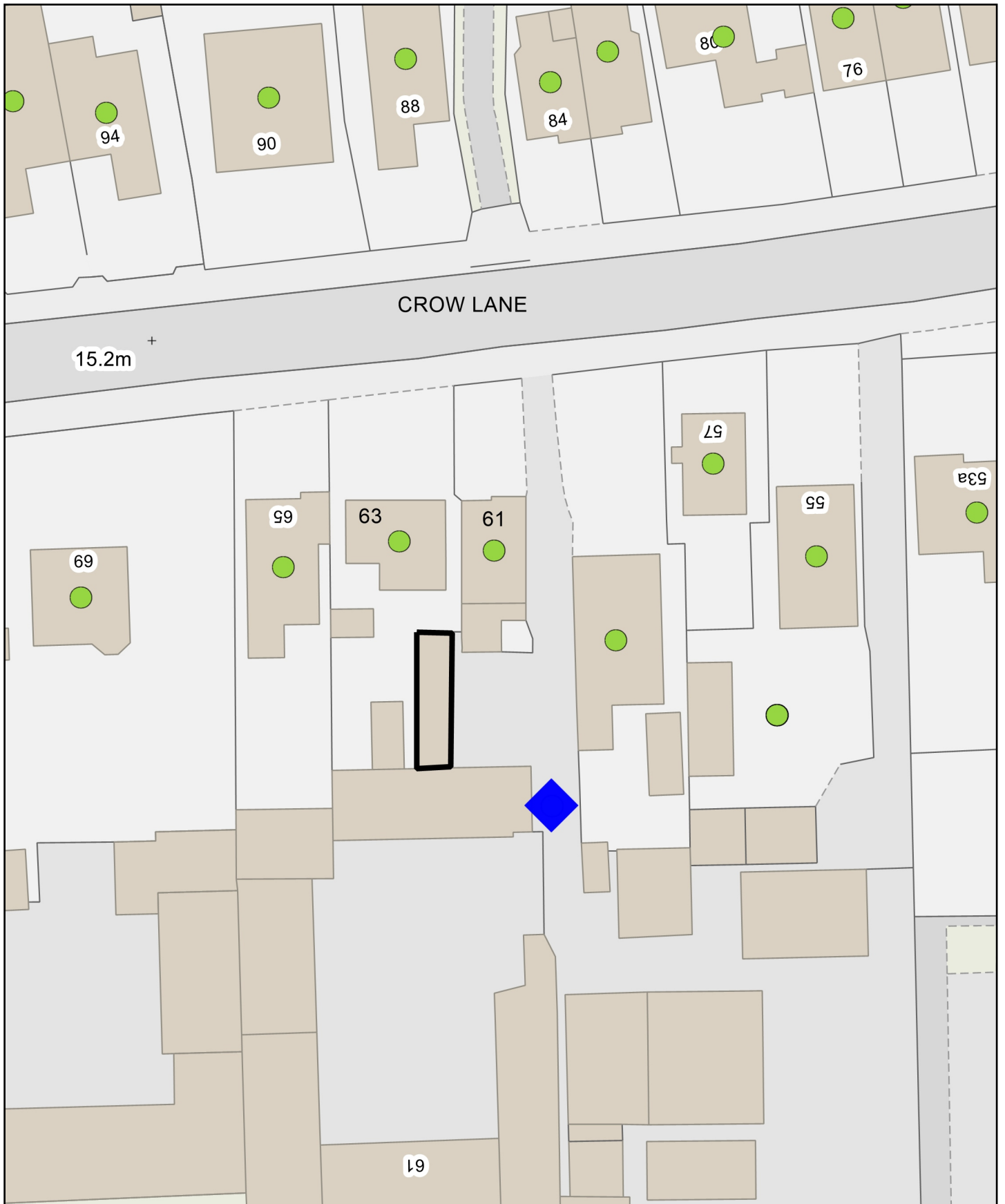
The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice 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**




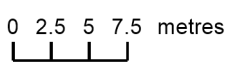
The names and addresses of all the persons on whom the Enforcement Notice has been served are:


1. Mr Anthony Kenneth Wakefield, 300 Crow Lane, Romford RM7 0HJ
2. Mr Anthony Kenneth Wakefield, 298 Crow Lane, Romford RM7 0HJ
3. Mr Anthony Kenneth Wakefield, 61 Crow Lane, Romford RM7 0HJ
4. Mr Anthony Kenneth Wakefield, 63 Crow Lane, Romford RM7 0HJ
5. National Westminster Bank PLC , 10 South Street, Romford RM1 1RQ
6. The Occupiers / Owners, 61 Crow Lane, Romford RM7 0HJ

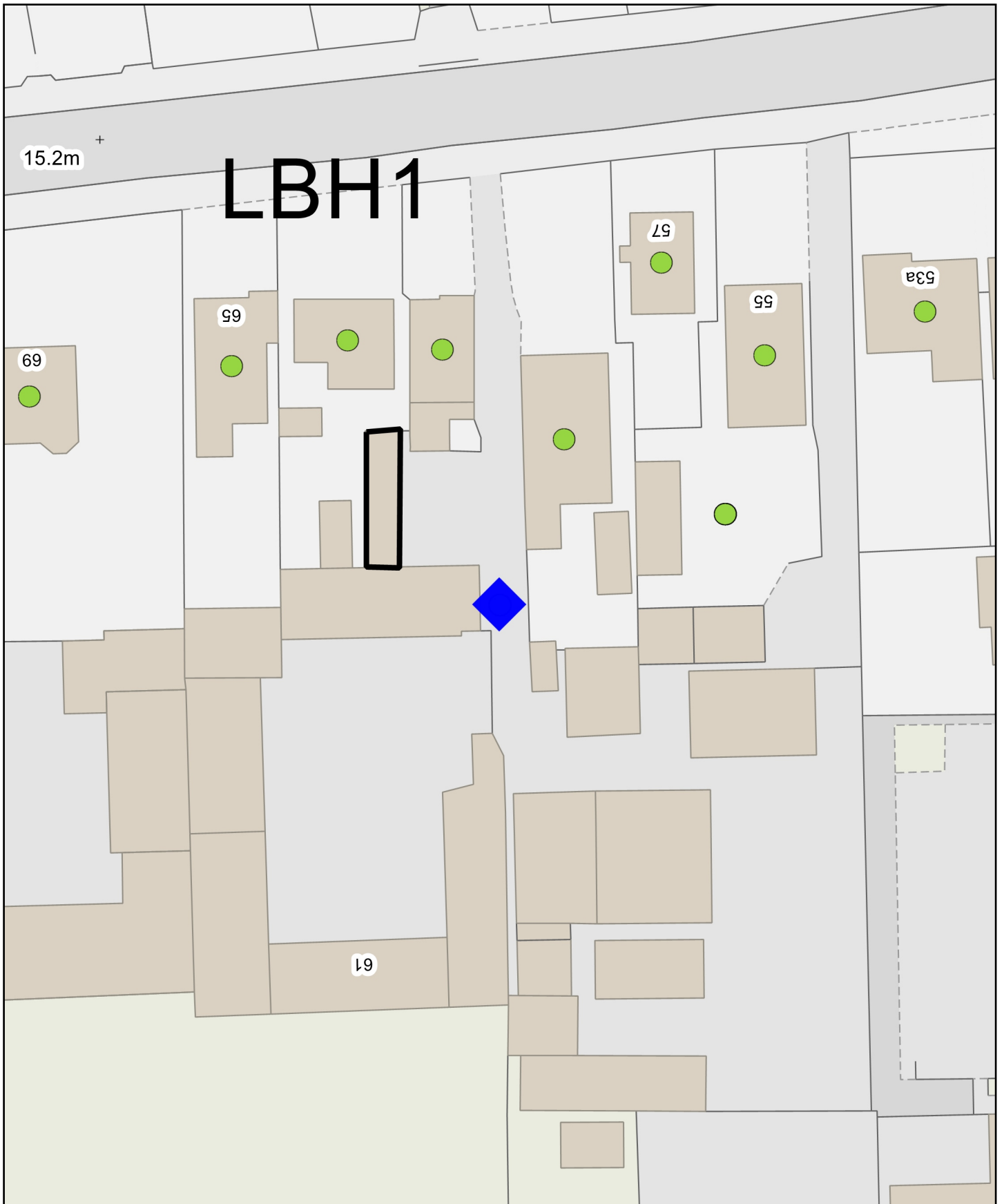
7. The Occupiers / Owners, 63 Crow Lane, Romford RM7 0HJ
8. The Occupiers / Owners, Unit 1, Residential Unit at the rear of 61 – 63 Crow Lane, Romford RM7 0HJ
9. The Occupiers / Owners, Unit 2, Residential Unit at the rear of 61 – 63 Crow Lane, Romford RM7 0HJ
10. Mr Anthony Kenneth Wakefield, Unit 1 Residential Unit at the rear of 61 -63 Crow Lane, Romford RM7 0HJ
11. Mr Anthony Kenneth Wakefield, Unit 2 Residential Unit at the rear of 61 -63 Crow Lane, Romford RM7 0HJ



<b>LAND REAR OF 61 AND 63 CROW LANE, ROMFORD ENF/510/21</b>	<b>TQ5002887711</b> 
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  	<b>Scale: 1:500</b> <b>Date: 07 January 2025</b> 
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**PLAN LBH1. LAND AT REAR OF 61 AND 63 CROW LANE, ROMFORD**

**TQ5003387692**

**Scale: 1:500**      0 2.5 5 7.5 metres

**Date: 10 January 2025**

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

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# 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.