

**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**

**56 SPENCER ROAD, RAINHAM, ESSEX, RM13 8HB**

**ENF/130/23**

**ISSUED BY: LONDON BOROUGH OF HAVERING**

**TO:**

1. JANE HEDGES, 56 Spencer Road, Rainham, Essex RM13 8HB
2. WILLIAM HEDGES, 56 Spencer Road, Rainham, Essex RM13 8HB
3. Mr J O'Connor, Caravan at 56 Spencer Road, Rainham, Essex RM13 8HB
4. The Owner, 56 Spencer Road, Rainham, Essex RM13 8HB
5. The Occupiers, 56 Spencer Road, Rainham, Essex RM13 8HB
6. The Owner of the Caravan, 56 Spencer Road, Rainham, Essex RM13 8HB
7. The Occupier of the Caravan, 56 Spencer Road, Rainham, Essex RM13 8HB
8. Mr J O'Connor – by email

**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**

56 Spencer Road, Rainham, Essex RM13 8HB, as shown edged in black on the attached plan.

### **3. THE RELEVANT PLANNING PERMISSIONS**

The relevant planning permission to which this Notice relates is P0202.23 for "Change of Use of land for residential purposes, comprising the siting of 1 Static Caravan (with provision for storage of 1no. Touring Caravan) alongside reduction of hardstanding, demolition of existing garage/store and provision of 2no.parking spaces", which was granted planning permission on 21<sup>st</sup> August 2015. Discharge of conditions application Q0168.23 which was part approved and part refused on 27<sup>th</sup> September 2023 is also relevant.

#### **4. THE BREACH OF CONDITIONS**

1. Failure to implement the details agreed under Q0168.23 of condition 3 (Landscaping), condition 5 (boundary treatments), condition 8 (waste storage facilities) and condition 9 (scheme of external lighting) of planning permission ref: P0202.23 granted on 17<sup>th</sup> March 2023.

#### **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) Implement / install the landscaping, boundary treatments, waste storage facilities and external lighting exactly in accordance with the details agreed under Q0168.23 and as attached to this Notice.**

##### **Condition 3 (Landscaping):**

*Sufficient information has been provided to discharge the condition. However, this condition is not fully discharged. The landscaping condition would be fully discharged once the scheme has been implemented in accordance to the approved details. The use approved shall not commence until such time that the landscaping has been completed in accordance to the approved scheme.*

##### **Condition 5 (Boundary treatments):**

*Sufficient information has been provided to discharge the condition. However, this condition is not fully discharged. The boundary condition would be fully discharged once the scheme has been implemented in accordance to the approved details. No part of the site shall come into occupation as approved until such time that the boundaries have been erected in accordance to the approved scheme.*

##### **Condition 8 (Waste storage facilities):**

*Sufficient information has been provided to discharge the condition. However, this condition is not fully discharged. The condition would be fully discharged once the scheme has been implemented in accordance to the approved details. The use approved shall not commence until such time that the waste storage facilities have been provided in accordance to the approved scheme.*

##### **Condition 9 (External lighting):**

*Sufficient information has been provided to discharge the condition. However, this condition is not fully discharged. The condition would be fully discharged once the scheme has been implemented in accordance to the approved details.*

*The use approved shall not commence until such time that the lighting scheme been completed in accordance to the approved scheme.*


**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: **31st March 2025**

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

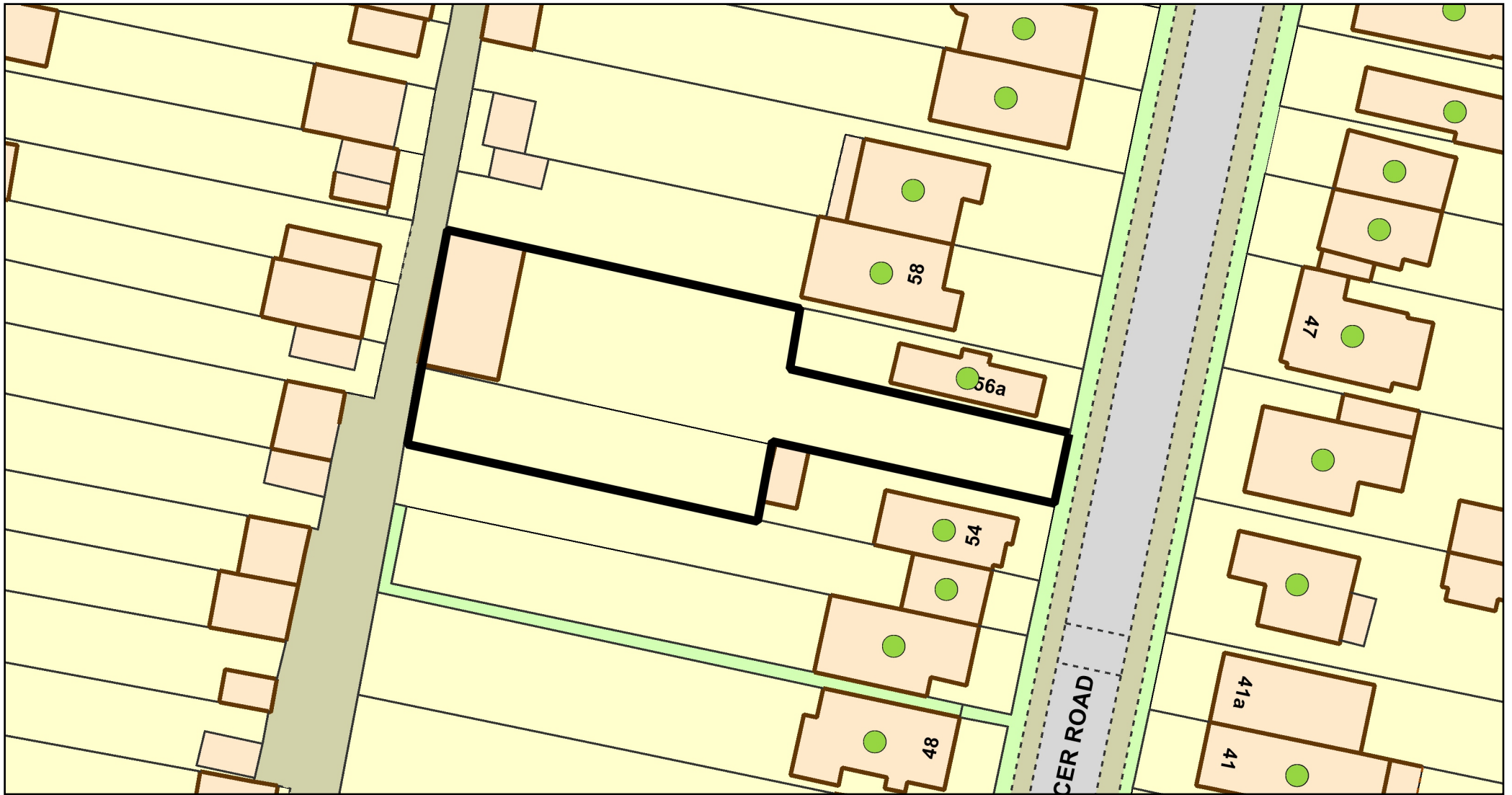
**WARNING**

**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 £2,500 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, 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.

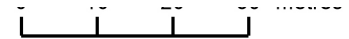
**DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE**



56 Spencer Road, Rainham, Essex, RM13 8HB



Scale: 1:500  
 Date: 13 June 2023  
 Size: A4



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

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