

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 90, Cherry Tree Rise, Buckhurst Hill, IG9 6EX (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission; the change of use of a D1 outbuilding to a C3 residential dwelling

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control has occurred within the last four years. The use of the outbuilding as a residential dwelling is out of character with the surrounding area and does not respect the existing pattern of development, it is therefore considered contrary to Policy LP26 of the Redbridge Local Plan 2015 and Policy 7.4 of the London Plan 2016.

The unauthorised conversion of the outbuilding into a 3 bedroom residential dwelling provides an internal floor space of 40.5m² and external amenity space of 36m². The conversion results in sub-standard accommodation by reason of inadequate internal and external amenity spaces set out in both Policy LP29 of the Redbridge Local Plan 2015 and Policy 3.8 of the London Plan 2016. This does not provide an appropriate level of amenity space for existing and future occupiers and is therefore contrary to Policy LP7 of the Redbridge Local plan 2015.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the outbuilding as a residential dwelling**
- ii) Remove from the outbuilding any fixtures and fittings supporting the residential use, including; cookers, ovens, hobs, and beds**
- iii) Clear all debris and materials resulting from compliance with the above requirements**

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 1st October 2019, unless an appeal is made against it beforehand.

Dated:

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Eiman Rostami

Telephone Number: 0208 708 2464

Reference: E0009/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 67 Belgrave Road, Ilford, Essex IG1 3AP shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the material change of use of the single storey rear extension to use as a self contained unit of residential accommodation.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The unauthorised change of use of the rear extension to use as a self-contained residential unit of accommodation is considered to be unacceptable and out of character with the prevailing pattern of development in this location, it has serious and adverse effect on the amenities enjoyed by occupants of neighbouring properties, provides an unsatisfactory unit of accommodation and is contrary to policy LP7 and LP26 of the Redbridge Local Plan 2015-2030 (2018), policy 3.5 of the London Plan (2016) and D3 of the London Plan (2021).
3. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the residential use of the single storey rear extension.
- ii. Remove all fixtures and fittings, including the kitchen, that facilitate the residential use
- iii. Clear all resultant debris resulting from step (i) and (ii).

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 20th of June 2021, unless an appeal is made against it beforehand.

Dated: 20th of May 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0026/20

EXPLANATORY ANNEX

Enforcement Notice relating to 67 Belgrave Road, Ilford, IG1 3AP in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is 924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 27, Eva Road, Chadwell Heath, Romford, RM6 4NA (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the construction of an unauthorised front porch.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The front porch due to its roof design is an uncharacteristic addition to the property and surrounding dwellings and has a serious and adverse effect on the visual amenity of the locality. Thus, it is contrary to Policies LP26 and LP30 of the Redbridge Local Plan and Housing Design SPD.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the porch in its entirety; and
- (ii) Remove all debris from site.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than six months from the date the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 14th of August 2023 unless an appeal is made against it beforehand.

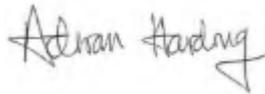
Dated: 14-July-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -5th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh

Email Address: Kathy.Schuh@redbridge.gov.uk

Telephone Number: 0208 708 2234

Reference: E0038/23

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£412). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 4708, quoting reference: E0038/23; please send any enquiries by email to planning.enquiry@redbridge.gov.uk. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an

enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 492 High Road Ilford IG1 1UE shown edged in red on the attached plan (“the Land”).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the change of use of the property from restaurant (Class E(b)) to a shisha café and restaurant (sui generis).

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the change of use has occurred within the last ten years.
2. The Shisha Café by reason of its location outside of the Ilford Metropolitan Centre would have a significant detrimental impact on the amenities in terms of noise and disturbance and would be contrary to the implementation of Policy LP11 of the Adopted Redbridge Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Cease the unauthorised use of the land as a shisha cafe (Sui Generis)

- (ii) Remove all equipment facilitating the unauthorised use, including; shisha pipes, tobacco and the signage that relates to the Shisha café from the land

AND:

- (iii) Remove all resulting materials, rubble and debris in compliance with steps (i) and (ii)

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 20th May 2021 unless an appeal is made against it beforehand.

Dated: 19/04/2021

Signed:



Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu

Telephone Number: 0208 708 6918

Reference: E0046/21

EXPLANATORY ANNEX

Enforcement Notice relating to 492 High Road , Ilford, IG1 1UE in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 321, Eastern Avenue, Ilford (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class C3) to a large house of multiple occupation (sui generis).

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.
2. The use of the dwelling as a large house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupants of the site by reason of substandard living conditions as well as occupiers of neighbouring properties, by reason of increased activity, noise and general disturbance, contrary to policies LP6, LP23 and LP26, LP29 of the Redbridge Local Plan, having regard to the Housing Design SPD (2019).

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the dwelling as a large house of multiple occupation;
2. Remove all partitions, fixtures and fittings that facilitate the use as a large HMO;
3. Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than within six months of the notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 20th November 2022 unless an appeal is made against it beforehand.

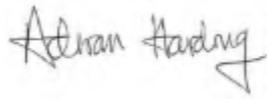
Dated: 20-Oct-2022

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -5th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh

Email Address: Kathy.Schuh@redbridge.gov.uk

Telephone Number: 0208 708 2234

Reference: E0050/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

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- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

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In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;

- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0050/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 5th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 369 High Road, Ilford, IG1 1TF shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

1. Without planning permission, the unauthorised construction of a two storey rear extension and change of use of first floor to three flats.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The unauthorised two storey rear extensions to the roof of the development on this site or the development to the existing outrigger on site and associated access design to the upper floor residential units located on the upper floors has led to hazardous residential conditions, contrary to Policy LP26 of the Local Plan.
3. The unauthorised change of use of upper floor above restaurant and MOT garage into flats does not meet the required residential standards as a result of insufficient space and amenity provisions, natural light and ventilation. As such the proposal is contrary to the Technical Housing Standard – Nationally Described Space Standard, Housing SPG, Policy 3.5 of the London Plan and Policy LP29 of the Redbridge Local Plan (2018).
4. The number of units has led to increased activity, noise and general disturbance, to the detriment of occupiers. This has led to sub-standard and unsafe living accommodation, contrary to polices LP26 and LP29 of the Redbridge Local Plan (2018).

5. The development, by reason of the lack of secure sheltered cycle parking, has led to an unsatisfactory development of the site, failing to promote sustainable forms of transport. Thus, it is contrary to Policy 6.9 of the London Plan and Policy LP23 of the Redbridge Local Plan (2018).
6. The development, due to the lack of a refuse storage arrangement for the residential units and commercial premises has led to an unsatisfactory development of the site. Thus, it is contrary to the implementation of Policy LP26 of the Redbridge Local Plan (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i) Demolish the two-storey rear extension in its entirety;
- ii) Cease the use of the premises as flats and its occupation by more than one household;
- iii) Remove all partitions, fixtures and fittings relative to the conversion into flats;
- iv) Clear from the land all building materials and rubble arising from compliance with the steps (i), (ii) and (iii) above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 19th of September 2021, unless an appeal is made against it beforehand.

Dated: 19th of August 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0050/20

EXPLANATORY ANNEX

Enforcement Notice relating to 369 High Road, Ilford, IG1 1TF in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £1,848. You should pay the fee (£1,848) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 86, Endsleigh Gardens, Cranbrook, Ilford, IG1 3EG (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

The unauthorised change of use of the single family dwelling house (C3) to use as shared accommodation (C4).

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.
2. The use of the dwelling as a house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupiers of the site as well as occupants of neighbouring properties, by reason of substandard living conditions, increased activity, noise and general disturbance, contrary to policies LP6, LP23 and LP26, LP29 of the Redbridge Local Plan, having regard to the Housing Design SPD (2019), introduced via the article 4 direction in Redbridge on 6th December 2019.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the dwelling as a house of multiple occupation;
- ii. Remove all partitions, fixtures and fittings in association of the HMO;
- iii. Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than six months from the date that the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 24 November 2023 unless an appeal is made against it beforehand.

Dated: 24-Oct-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Robert Lancaster
Operational Director Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House - 5th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh

Email Address: Kathy.Schuh@redbridge.gov.uk

Telephone Number: 0208 708 2234

Reference: E0052/23

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;

- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 4708, quoting reference: E0052/23. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 1A Dunedin Road, Ilford, IG1 4LW shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the use of an outbuilding with width of 4.5 metres and length of 6.8 metres as a self-contained unit.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The internal space standards and amenity provisions are insufficient for the use of the single storey outbuilding as a self-contained unit and the development is contrary to Policy LP7, LP26 and LP29 of the Local Plan 2018.
3. The creation of the unit by reason of the location has an adverse effect on the character of the area generally, and on the amenities enjoyed by occupants of neighbouring properties in particular, by reason of loss of privacy and quality of design. This is contrary to policies LP7 and LP26 of the Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the single storey outbuilding as a self-contained unit;
- ii. Remove all fixtures and fittings that facilitate the unauthorised use of the outbuilding including:
 1. All fixtures and fittings from the outbuilding including the kitchen, appliances, stove, oven and bathroom;
- iii. And Remove from the land all resultant materials and debris arising from compliance with the steps i-ii above.

6. TIME FOR COMPLIANCE

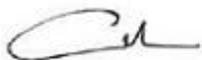
Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 13th of April 2020, unless an appeal is made against it beforehand.

Dated: 16/03/2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0053/19

EXPLANATORY ANNEX

Enforcement Notice relating to 1A Dunedin Road, Ilford, IG1 4LW in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 21, Wellwood Road, Seven Kings, Ilford, IG3 8TR (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.
2. The use of the dwelling as a large house of multiple occupation by reason of its inadequate provision and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of occupants, contrary to policy LP26 of the Council's Local Plan and the Housing Guide (2019).
3. The use of the dwelling as a house in multiple occupation has resulted in the loss of a single family dwelling house of a size and in a location which the Council considers to be inappropriate for conversion in to a Building in Multiple Residential Occupation (Sui Generis) and this has had an adverse effect on the character of the area generally and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increased activity, noise and general disturbance, contrary to policy LP6 of the Redbridge Local Plan.
3. The use of the dwelling as a house in multiple occupation, by reason of the intensity of the use (number of rooms and occupiers), has resulted in a significant increase in noise and disturbance and general activity at the site and so causes unacceptable harm to the living conditions of the occupiers of neighbouring properties, contrary to policies LP24 and LP26 of the Redbridge Local Plan.
4. The failure to provide provision for secure, sheltered cycle parking facilities is contrary to policy 6.9 of the London Plan, policies LP22 and LP23 of the Local Plan and the London Cycling Design Standards (2016).
5. The development is an unsatisfactory development of the site, the inadequate car parking arrangement has given rise to additional indiscriminate kerbside car parking at and within the vicinity

of the site, which in turn is detrimental to the safety of both vehicles and pedestrians, contrary to policies LP23 and LP22 of the Council's Local Plan.

6. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation; and
- (ii) Remove all fixtures and fittings that facilitate the use as a large HMO; and
- (iii) Clear all resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 22nd of October 2020, unless an appeal is made against it beforehand.

Dated: 24th of September 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0054/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0054/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND:

Land at 163, Wanstead Park Road, Ilford, IG1 3TN shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following steps to be taken for remedying the condition of the land:

- i. Remove all rubbish and debris in the rear garden, including plastics, refuse and waste to an authorised place of disposal;
- ii. Remove all rubbish and debris to the front of the garden, including all loose scattered household rubbish to an authorised place of disposal;
- iii. Upon completion of step i) above, cut down and remove all overgrown vegetation from the site. Including the vegetation growing on the property itself, as well as any shrubs, hedges and grass located in the curtilage of the property.
- iv. Dispose of all waste and vegetation associated with the above steps (i) to (iii) to a licenced waste disposal or landfill site.

4. WHEN YOU MUST COMPLY:

One month of the date on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on 8th November 2018

Signed: 

Dated 11th October 2018

Joanne Woodward

Strategic Head of Planning and Building Control

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 247, Eastern Avenue, Ilford, IG4 5AS (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from single family dwelling house (Use class: C3) to a large house of multiple occupation (Sui Generis).

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.
2. The use of the dwelling as a large house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupiers of the site as well as occupants of neighbouring properties, by reason of substandard living conditions, increased activity, noise and general disturbance, contrary to policies LP6, LP23 and LP26, LP29 of the Redbridge Local Plan, having regard to the Housing Design SPD (2019).

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation;
- (ii) Remove all partitions, fixtures and fittings in association of the large HMO;
- (iii) Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 21st August 2022 unless an appeal is made against it beforehand.

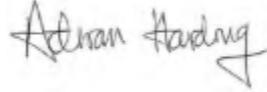
Dated: 21-July-2022

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0058/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;

- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0058/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 8A Cedar Park Gardens Chadwell Heath Romford RM6 4DS, shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of a wooden canopy on the Land in the approximate position outlined blue on the attached plan.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control has occurred within the last four years.
2. The wooden canopy by reason of its design and external appearance would be an incongruous addition which is out of scale and character with the prevailing pattern of development in the locality, as well as detracting from the visual amenity of the wider streetscene. Thus, it is contrary to Policy SP3 (Built Environment) of the Council's Core Strategy Development Plan Document and BD1 (All Development) of the Borough Wide Primary Policies.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the wooden canopy from the Land.

AND:

- (ii) Remove from the Land all resulting building materials and debris in compliance with step (i)

6. TIME FOR COMPLIANCE

Within 1 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 7th April unless an appeal is made against it beforehand.

Dated: 24/02/2017



Signed: Joanne Woodward

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, P.O. Box 2, Town Hall, 128-142 High Road, Ilford, Essex IG1 1DD

Reference: E0061/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at 8A Cedar Park Gardens Chadwell Heath Romford RM6 4DS in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £390. You should pay the fee (£390) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

85 Levett Gardens, Seven Kings, Ilford, IG3 9BU shown edged in red on the attached plan ("the Land")

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

1. Without planning permission unauthorised alterations to the roof, windows, gables and the hard surfacing of the garden to the front of the property.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The grey roof tiles are detrimental to the visual amenities of the host dwelling and fail to enhance or preserve the character and appearance of the Bungalow Estate Conservation Area, contrary to Policies LP26, LP30 and LP33 of the Local Plan 2015-2030 (2018) and the Bungalow Estate Design Guide SPD (2018) and paragraph 58 of the National Planning Policy Framework 2019.
3. The rendering and loss of architectural detailing in the gables fails to enhance or preserve the character and appearance of the Bungalow Estate Conservation Area, contrary to Policies LP26, LP30 and LP33 of the Local Plan 2015-2030 (2018) and the Bungalow Estate Design Guide SPD (2018) and paragraph 58 of the National Planning Policy Framework 2019.
4. The development, by reason of the excessive area of hard standing to the front and rear, causes loss of soft landscaping, which is detrimental to the visual amenities of the host dwelling and this fails to enhance or preserve the character and appearance of the Bungalow Estate Conservation Area, is contrary to Policies LP26, LP30 and LP33 of the Local Plan 2015-

2030 (2018) and the Bungalow Estate Design Guide SPD (2018) and paragraph 58 of the National Planning Policy Framework 2019.

5. What are you required to do

- i. Replace the roof tiles and hanging tiles on the dormers with red terracotta tiles.
- ii. Reinstate architectural and decorative features as shown on plans, including decorative timber to the front gables, finial and barge boards.
- iii. Remove the hardstanding to the front and to the rear and ensure the landscaping is in provisions of soft to hard landscaping in the ratio of 60:40.
- iv. Remove from the land all building materials and rubble arising from compliance with steps i-iii above.

6. TIME FOR COMPLIANCE

Within 9 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 15th of August 2021, unless an appeal is made against it beforehand.

Dated: 15th of July 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0067/21

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal

forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0067/21; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 24, Emerson Road, Ilford, Essex, IG1 4XA shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the installation of three air-conditioning units located on the side elevation of the dwellinghouse between numbers 24 and 22 Emerson Road

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control has occurred within the last four years.

The three air-conditioning units by reason of the extent, location and siting are considered to be a visually intrusive development which has an adverse impact on the amenities of neighbouring properties, as such the development fails to satisfy Policy SP3 of the Council's Core Strategy Development Plan and Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

5. WHAT YOU ARE REQUIRED TO DO

- i) Remove the three air-conditioning units located on the side elevation between numbers 24 and 22 of the dwellinghouse.

- ii) Remove from the Land all resulting building materials and debris arising from compliance with steps i) above.

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 18th September 2017 unless an appeal is made against it beforehand.

Dated: 7th August 2017

A handwritten signature in cursive script that reads "Joanne Woodward".

Signed: Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, P.O. Box 2, Town Hall, 128-142 High Road, Ilford, Essex IG1 1DD

Reference: E0073/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at 24, Emerson Road, Ilford, Essex, IG1 4XA in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £344. You should pay the fee (£344) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 75 Stradbroke Grove, Ilford, IG5 0DW shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of an unlawful brick enclosure at ground floor as attached to the 5 metres lawful extension and first floor rear extension.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The rear extension has through size and siting adversely affected the host property, but also the neighbouring property at number 77 Stradbroke Grove, through loss of light to the nearest first floor rear window and rear patio area, contrary to Redbridge Local Plan (2018) policies LP26 and LP30.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove first floor rear extension and rear ground floor brick enclosure in its entirety

- ii. Clear all debris arising from above requirements.

6. TIME FOR COMPLIANCE

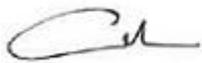
Within 3 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 29th of November 2019, unless an appeal is made against it beforehand.

Dated: 31st of October 2019

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0073/18

EXPLANATORY ANNEX

Enforcement Notice relating to 75 Stradbroke Grove, Clayhall, Ilford IG5 0DW in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 33 Coventry Road, Ilford, Essex IG1 4QR shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use from a single dwelling house to flats.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The unauthorised change of use of the property results in the provision of sub-standard accommodation due to insufficient floor area and lack of private outdoor amenity space which is detrimental to the living conditions of current and future occupiers.

The unauthorised change of use causes harm to the residential amenities of the area through an increase in demand for parking and bin storage, and an increase in the level of noise and disturbance.

As such, the unauthorised change of use is contrary to the objectives of the National Planning Policy Framework 2012, the Redbridge Local Plan Policies LP6, LP26, LP29, the Redbridge Housing Design Guide SPD 2019, and the London Plan 2016.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the property as self-contained flats;
- ii) AND remove from all partitions, fixtures and fittings relative to the conversion into flats;
- iii) AND clear from the land all building materials and rubble arising from compliance.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 1st of April 2021, unless an appeal is made against it beforehand.

Dated: 4th of March 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0074/18

EXPLANATORY ANNEX

Enforcement Notice relating to 33 Coventry Road, Ilford, IG1 4QR in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £6,468. You should pay the fee (£6,468) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 38 Howard Road, Ilford IG1 2EX, shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, The erection of a full width ground floor front extension

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control has occurred within the last four years.
2. The ground floor front extension by reason of its bulk, design and external appearance creates an incongruous addition which is out of character with the prevailing pattern of development in the locality, as well as having a significant impact on the character of the host property. This is contrary to Policy SP3 (Built Environment) of the Council's Core Strategy Development Plan Document, BD1 (All Developments) and BD5 (Extensions of Existing Dwellings) of the Borough Wide Primary Policies.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the front extension in its entirety and reinstate the original roof over the bay window

AND:

- (ii) Remove all resulting building materials and debris in compliance with step (i) from the site

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 8th December 2017 unless an appeal is made against it beforehand.

Dated: 26th January 2017



Signed: Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, P.O. Box 2, Town Hall, 128-142 High Road, Ilford, Essex IG1 1DD

Reference: E0079/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at no. 38 Howard Road, Ilford IG1 2EX in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £344. You should pay the fee (£344) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) 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 Local Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 17 Broadwalk, South Woodford, London, E18 2DL edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, The erection of an unlawful rear extension outlined in blue measuring approximately 2.5 metres in depth and 3 metres in height. (Outlined in blue)

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control has occurred within the last four years.
2. The rear extension by reason of its position attached has created a development which is overly large and overbearing, which has created an incongruous addition which is out of scale and character with the existing property and neighbouring dwellings, as well as having an adverse effect on the visual amenities of the locality. This is contrary to Policy SP3 of the Core Strategy Development Plan Document and Policies BD1 & BD5 of the Borough Wide Primary Policies Development Plan Document.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Demolish the unauthorised rear extension outlined in blue and make good any damage done

AND:

- (ii) Remove from the Land all resulting building materials and debris in compliance with step (i)

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 5th September 2017 unless an appeal is made against it beforehand.

Dated 25th July 2017

Signed:



Joanne Woodward

Strategic Head of Planning & Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, P.O. Box 2, Town Hall, 128-142 High Road, Ilford, Essex IG1 1DD

Reference: E0085/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at 17 Broadwalk, South Woodford, London, E18 2DL in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £344. You should pay the fee (£344) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND:

Land at 63 Argyle Road, Ilford IG1 3BJ shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following steps to be taken for remedying the condition of the land:

- i. Cut the grass, remove weeds and overgrown vegetation in the garden;
- ii. Remove all rubbish and debris in the rear garden, including plastics, refuse and waste on the land;
- iii. Remove all rubbish and debris to the front of the garden, including all loose scattered household rubbish;
- iv. Dispose of all waste and vegetation associated with the above steps (i) to (iii) a licenced waste disposal or landfill site.

4. WHEN YOU MUST COMPLY:

One month of the date on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on 15th August 2018

Dated 18th July 2018

Signed:



Joanne Woodward

Strategic Head of Planning and Building Control

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND:

Land at 112 Snakes Lane East, Woodford Green, IG8 7HY shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following steps to be taken for remedying the condition of the land:

- i) Remove from the site, to an authorised place of disposal, all debris, waste and garden materials. Materials to be removed will include mattresses, household goods, timber, plastic and garden waste.

4. WHEN YOU MUST COMPLY:

One month after this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on 15th August 2018

Dated 18th July 2018

Signed:



Joanne Woodward

Strategic Head of Planning and Building Control

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 72, Park Road, Ilford, IG1 1SF (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning consent: the material change of use from single dwelling house to four self-contained units.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The residential standards are insufficient for the subdivision, resulting in the provision of sub-standard accommodation due to poor layout, lack of internal space standard, outlook and amenity space which is detrimental to the living conditions of current and future occupiers. As such, the unauthorised change of use is contrary to the objectives of the National Planning Policy Framework 2019, the Redbridge Local Plan Policies LP6, LP26, LP29, the Redbridge Housing Design Guide SPD (2019), and the London Plan 2021.
3. The creation of four units by reason of the location has an adverse effect on the character of the area generally, and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increase in demand for parking and

bin storage, and an increase in the level of noise and disturbance. This is contrary to policies LP6 and LP26 of the Redbridge Local Plan 2015-2030 (2018).

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the property as four self-contained residential units, and
2. Remove additional kitchen and any partitions that facilitates the unauthorised use as four self-contained units;
3. Remove from the land all building materials and rubble arising from compliance with the steps i-ii above.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 9th of September 2023 unless an appeal is made against it beforehand.

Dated: 09-August-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Robert Lancaster
Operational Director Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -5th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0130/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£2,784). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 4708 or email at planning.enquiry@redbridge.gov.uk, quoting reference: E0130/22. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 8 Selborne Road, Ilford, Essex IG1 3AJ shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the change of use of

- the single family dwelling house into flats and the
- the single storey outbuilding to use as a self-contained unit of residential accommodation.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The conversion has involved the loss of a large single family dwelling house which the Council considers to be an inappropriate change of use, to the detriment of occupiers, by reason of failing Nationally described space standards and insufficient amenity provisions with an adverse effect on the amenities enjoyed by occupiers of the host and neighbouring properties in particular; by reason of increased activity, noise and general disturbance; is contrary to Redbridge Local Plan (2018) policies LP6, LP23, LP26, LP29, the Redbridge Housing Design SPD (2019) and the London Plan (2016).
3. The unauthorised change of use of the outbuilding to use as self-contained residential unit of accommodation is considered to be unacceptable and out of character with the prevailing

pattern of development in this location, it has serious and adverse effect on the amenities enjoyed by occupants of host and neighbouring properties, provides an unsatisfactory unit of accommodation and is contrary to policies LP7 and LP26 of the Redbride Local Plan (2018), the Redbride Housing Design SPD (2019), policy 3.5 of the London Plan (2016) and Nationally described space standards.

4. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the property as self-contained flats and revert the property into a single dwelling house;
- ii) Remove from all partitions relative to the conversion into flats;
- iii) Cease the use of the outbuilding as a self-contained unit of residential accommodation; and
- iv) Remove from the outbuilding all facilities to accommodate residential use including kitchen, appliances, stove, oven and sink; and
- v) Clear from the land all building materials and resulting debris.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 4th March 2021, unless an appeal is made against it beforehand.

Dated: 4th of February 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbride
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0131/20

EXPLANATORY ANNEX

Enforcement Notice relating to 8, Selborne Road, Ilford, IG1 3AJ in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £4,620. You should pay the fee (£4,620) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Colourcraft Grove Road Romford RM6 4UL shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of a spray paint booth

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the development has occurred within the last four years.
2. The development, by reason of its excessive height, including the heights of the flues, and position close to the southern boundary of the site, is considered an intrusive development, and have serious and adverse effect on the outlook and visual amenity of neighbouring residential properties, and in particular on 8 and 12 Barleyfield Close and Juniper Court RM6. Thus, the development is contrary to Policy LP26 of the Local Plan.
3. The flues, by reason of location in close proximity of the 8 and 12 Barleyfields Close and Juniper Court RM6 would in terms of particle emissions, and volatile organic compounds emissions (used in solvent paints) may have a significant detrimental impact on the amenities in terms of pollution. Thus the development is contrary to Policy LP24 of the Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Demolish the spray booth in its entirety

AND:

- (ii) Remove all resulting materials, rubble and debris in compliance with steps (i)

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 5th April 2021 unless an appeal is made against it beforehand.

Dated: 04/03/2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu
Telephone Number: 0208 708 6918
Reference: E0132/20

EXPLANATORY ANNEX

Enforcement Notice relating to Colourcraft Grove Road Romford RM6 4UL in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you

intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 80 Robinia Close Hainault IG6 3AL shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the change of use of a single dwelling property into two self contained residential units

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control has occurred within the last four years.
2. The conversion makes insufficient provision for internal floor space for a 2 bed 3 person dwelling, and so would be detrimental to the amenities enjoyed by current and future occupants. Thus, it is contrary to Redbridge Local Plan (2018) Policy LP26 and London Plan Policy 3.5 (2016).
3. The conversion would involve the loss of a large single dwelling house which the Council considers to be an inappropriate change of use that would have an adverse effect on the amenity enjoyed by occupants and neighbouring properties in particular; by reason of increased activity, noise and general disturbance ; and would be contrary to Redbridge Local Plan (2018) Policy LP6 and London Plan policy 7.4 (2016).

4. The conversion makes insufficient provision for amenity space and is therefore detrimental to the amenities enjoyed by occupants of this development as well as be out of character with the prevailing pattern of the development in the surrounding areas and therefore is in contrary to Redbridge Local Plan (2018) Policy LP26 and LP29.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Cease the use of the property as two self-contained residential units and revert the property back into a single dwelling house
- (ii) Remove all kitchen units, cooker, sink and appliances such as microwaves and fridges
- (iii) Remove all partitions including walls, doors and fencing which separate the two-self contained residential units

AND:

- (iv) Remove all resulting materials, rubble and debris in compliance with steps (i),(ii) and (iii).

6. TIME FOR COMPLIANCE

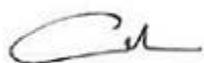
Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 15th June 2020 unless an appeal is made against it beforehand.

Dated: 11/05/2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu
Telephone Number: 0208 708 6918
Reference: E0161/18

EXPLANATORY ANNEX

Enforcement Notice relating to 80 Robinia Close Hainault IG6 3AL in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 56-58, Chigwell Road, South Woodford, London, E18 1NN shown edged in Red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

1. Without planning permission, the change of use of the premises to car wash (Sui generis) and for the sale of fruit and vegetables.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last ten years.
2. In addition, to the existing tyre shop, the car wash and fruit stand would have a serious and adverse effect on the amenities enjoyed by residents of that area, by reason of noise, disturbance and general pedestrian and vehicular activity at and within the vicinity of the site occupiers. Consequently, the unauthorised use of the site as a car wash and fruit stand, by reason of the intensity of the business use will have a serious and adverse effect on the amenities enjoyed by occupants of the neighbouring properties.

EXPLANATORY ANNEX

Enforcement Notice relating to Land at, 56-58, Chigwell Road, South Woodford, London, E18 1NN in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE – Material change of Use

ISSUED BY: The London Borough of Redbridge (the Council)

1. THIS IS A FORMAL NOTICE issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(b) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED BY THIS NOTICE

Land at rear of r/o 563-567, Longbridge Road, Barking, IG11 9BZ, shown edged in red on the attached plan

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

The material change of use from ancillary service yard to A1 shops parade to a scrap yard (Sui Generis)

4. REASONS FOR ISSUING THE NOTICE

It appears to the Council that the breach of planning control has occurred within the last ten years.

The change of use to a scrap yard by reason of its use, location and effect on the wider street scene has an adverse impact on the character and appearance of the surrounding area and the amenities of the residential dwellings and is contrary to policy BD1 of the London Borough of Redbridge Borough Wide Primary Policies and SP3 of the Core Strategy.

The Council do not consider that any planning conditions imposed could mitigate the harmful impact of the current activity taking place at this site.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the unauthorised use of the land as a scrap yard**
- ii. Remove from the land all items associated with the unauthorised use, including but not limited to; refrigeration units, wood and metals.**

6. TIME FOR COMPLIANCE

2 months from the date this notice becomes into

7. WHEN NOTICE TAKES EFFECT

This notice takes effect on the 3rd October 2017 unless an appeal is made against it beforehand.

Dated: 22nd August 2017

Signed:

A grey rectangular box redacting the signature of the official.

Joanne Woodward Strategic Head of Building Control and Planning

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, P.O. Box 2, Town Hall, 128-142 High Road, Ilford, Essex IG1 1DD

Reference: E0178/17

EXPLANATORY ANNEX

Enforcement Notice relating to land at r/o 563-567, Longbridge Road, Barking, IG11 9BZ of the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £344. You should pay the fee (£344) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND:

Land at 93 Kirkland Avenue, Clayhall Ilford, IG5 0TN shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following steps to be taken for remedying the condition of the land:

- i) Cut down and remove all overgrown vegetation from the site.(front rear and side gardens) Including the vegetation growing on the property itself, as well as any shrubs, hedges and grass located in the curtilage of the property.
- ii) Remove all rubbish and debris in the rear garden, including plastics, wood, refuse and waste from the site
- iii) Dispose of all waste, vegetation and debris associated with the above steps to a licenced waste disposal or landfill site

4. WHEN YOU MUST COMPLY:

The Notice to be complied in full no later than one month of the date on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on 15th August 2018

Dated 18th August 2018

Signed:



Joanne Woodward

Strategic Head of Planning and Building Control

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

- 1. THIS IS A FORMAL NOTICE** is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

1. THE LAND:

Land at 20, Vincent Close, Hainault, Ilford, IG6 2SZ shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following step to be taken for remedying the condition of the land:

- (i) Remove household items and household waste from the garden as shown on enclosed plans; and cut back and remove the overgrowth.

4. WHEN YOU MUST COMPLY:

The above step to be complied with in full no later than one month of the date on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

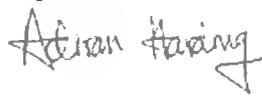
The notice takes effect on **4th of May 2023**.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building
Control

Dated: 4 May 2023

**RIGHT OF APPEAL AGAINST SECTION 215 NOTICE
SECTIONS 217-218 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

217 - (1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

(a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;

(b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;

(c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;

(d) that the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

218 —Where an appeal has been brought under section 217, an appeal against the decision of the Magistrates Court on that appeal may be brought to the Crown Court

by the appellant or by the local planning authority who served the notice in question under section 215.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Avon House School, 490 – 492 High Road, Woodford Green, IG8 0PN & 494 High Road, Woodford Green, IG8 0PN shown edged in red on the attached plan (“the Land”).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the erection of a roof extension including a roof dormer and installation of roof lights to sports hall outlined in blue on the attached plan.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

The unauthorised roof extension including roof dormer and roof lights, by reason of its size, design and excessive bulk is considered out of scale and character on the host property creating an incongruous and overly large addition which is detrimental to the character and appearance of the host building and fails to preserve or enhance the special character of the Woodford Green Conservation Area. This is contrary to Policy LP26 and LP33 of the Local Plan.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised roof extension including roof dormer and roof lights and make good any damage done

- (i) Remove from the land all building materials and rubble arising from compliance with the step (i) above.

6. TIME FOR COMPLIANCE

Within 9 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 23rd September 2018 unless an appeal is made against it beforehand.

Dated: 12th July 2018

Signed:



Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge 11th Floor,
Lynton House, 255-259 High Road, Ilford, Essex, IG1 1NN

Reference: E0193/17

EXPLANATORY ANNEX

Enforcement Notice relating to land at Avon House School, 490 – 492 High Road, Woodford Green, IG8 0PN & 494 High Road, Woodford Green, IG8 0PN in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £1848. You should pay the fee (£1848) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 39, Northbrook Road, Ilford, IG1 3BP (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.

2. The use of the dwelling as a large house of multiple occupation by reason of its inadequate provision and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of occupants, contrary to policy LP26 of the Council's Local Plan and the Housing Guide (2019).

3. The use of the dwelling as a house in multiple occupation has resulted in the loss of a single family dwelling house of a size and in a location which the Council considers to be inappropriate for conversion in to a Building in Multiple Residential Occupation (Sui Generis) and this has had an adverse effect on the character of the area generally and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increased activity, noise and general disturbance, contrary to policy LP6 of the Redbridge Local Plan.

4. The use of the dwelling as a house in multiple occupation, by reason of the intensity of the use (number of rooms and occupiers), has resulted in a significant increase in noise and disturbance and general activity at the site and so causes unacceptable harm to the living conditions of the occupiers of neighbouring properties, contrary to policies LP24 and LP26 of the Redbridge Local Plan.

5. The failure to provide provision for secure, sheltered cycle parking facilities is contrary to policy 6.9 of the London Plan, policies LP22 and LP23 of the Local Plan and the London Cycling Design Standards (2016).

6. The development is an unsatisfactory development of the site, the inadequate car parking arrangement has given rise to additional indiscriminate kerbside car parking at and within the vicinity of the site, which in turn is detrimental to the safety of both vehicles and pedestrians, contrary to policies LP23 and LP22 of the Council's Local Plan.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation; and
- (ii) Remove all fixtures and fittings that facilitate the use as a large HMO; and
- (iii) Clear all resultant debris.

6. TIME FOR COMPLIANCE

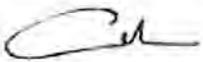
The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 29th of October 2020, unless an appeal is made against it beforehand.

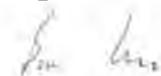
Dated: 1st of October 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0194/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0194/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 1, Mellish Gardens, Woodford Green, IG8 0BH (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, Demolished boundary fence, Erection of fence and relocate to boundary line.

4. REASONS FOR ISSUING THIS NOTICE

The erection of the fence in a new position has resulted in the loss of green open space that contributed to the special interest of the conservation area.

In addition, the overall height and colour of the fence is also not considered appropriate for the surrounding area and the wider Conservation Area and creates a claustrophobic and constrained street scene in comparison to the pre-existing trees and undergrowth. This is detrimental to the character of the surrounding area and would be contrary to Policies D3 and HC1 of the London Plan, and Policies LP26 and LP33 of the Councils Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- Remove the unauthorized boundary fence in its entirety
- Restore original boundary fence

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than two months from the date the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on **15/07/2023** unless an appeal is made against it beforehand.

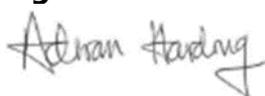
Dated: 15-Jun-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Samir Aboulainaf

Email Address: samir.aboulainaf@redbridge.gov.uk

Telephone Number: 0208 708 2464

Reference: E0195/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 4708, quoting reference: E0195/22. Any queries please contact planning.enquiry@redbridge.gov.uk.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 585 Eastern Avenue, Ilford, IG2 6PL (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.
2. The use of the dwelling as a large house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupants of neighbouring properties as well as the area generally, by reason of increased activity, noise and general disturbance, contrary to policies LP5, LP6, LP23 and LP26 of the Redbridge Local Plan.
3. The use of the dwelling as a large house of multiple occupation by reason of its inadequate provision and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of occupants, contrary to policy LP26 of the Council's Local Plan and the Housing Guide (2019).
4. The use of the dwelling as a house in multiple occupation has resulted in the loss of a single family dwelling house of a size and in a location which the Council considers to be inappropriate for conversion in to a Building in Multiple Residential Occupation (Sui Generis) and this has had an adverse effect on the character of the area generally and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increased activity, noise and general disturbance, contrary to policy LP6 of the Redbridge Local Plan.
5. The use of the dwelling as a house in multiple occupation, by reason of the intensity of the use (number of rooms and occupiers), has resulted in a significant increase in noise and disturbance and general activity at the site and so causes unacceptable harm to the living conditions of the occupiers of neighbouring properties, contrary to policies LP24 and LP26 of the Redbridge Local Plan.
6. The failure to provide provision for secure, sheltered cycle parking facilities is contrary to policy 6.9 of the London Plan, policies LP22 and LP23 of the Local Plan and the London Cycling Design Standards (2016).

7. The development is an unsatisfactory development of the site, the inadequate car parking arrangement has given rise to additional indiscriminate kerbside car parking at and within the vicinity of the site, which in turn is detrimental to the safety of both vehicles and pedestrians, contrary to policies LP23 and LP22 of the Council's Local Plan.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation; and
- (ii) Remove all fixtures and fittings that facilitate the use as a large HMO; and
- (iii) Clear all resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 29th of October 2020, unless an appeal is made against it beforehand.

Dated: 1st of October 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Samir Aboulainaf

Telephone Number: 0208 708 6359

Reference: E0198/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0198/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

SECTION 215 NOTICE

**Notice Requiring Proper Maintenance of Land at the rear of 249 and 251 High Road South
Woodford London E18 2PB**

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at the rear of 249 and 251 High Road South Woodford London E18 2PB (“the land”), shown edged in red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council require the following steps to be taken for remedying the condition of the land:

1. Remove tyres
2. Remove all metal shelving, parts and frames
3. Remove all boat parts
4. Remove all other items of waste from the site.
5. Keep the land in a tidy condition.

4. WHEN YOU MUST COMPLY:

The steps above to be complied with in full no later than a month from when the notice takes effect.

If you do not take the required action to comply with this Notice your failure could result in several courses of action. Either or all of these actions may be pursued as follows:

- a) A prosecution in the magistrates' court for non-compliance with the s215 Notice - which could result in a substantial fine if found guilty of an offence.
- b) The Council carrying out the works required by the Notice followed by action in the County Court to recover, from you, all expenses and costs reasonably incurred by such action.
- c) Registration with HM Land Registry of a charge on your property recoverable should your property be sold.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on 1st July 2020, unless an appeal is made against it beforehand.

Dated: 29/06/2020

Signed:



Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control

Regeneration and Property

London Borough of Redbridge

Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu

Telephone Number: 020 8708 6918

Email: Isaac.Liu@redbridge.gov.uk

Reference: E0198/20

Section 216 – Criminal Offence

Failure to comply with the steps required by this notice within the period specified is a criminal offence, for which you are liable, on conviction, to a fine not exceeding £2,500. Please note that the Council will also seek recovery of its costs

Section 217 – Right of Appeal to the Magistrates' Court

You may appeal against this notice to the Magistrates' Court, at any time before the notice takes effect.

The grounds for appeal are summarised as follows:

- a) The condition of the land does not adversely affect the amenity;
- b) The condition of the land is attributable to, and results from operations which are not unauthorised;
- c) The requirements of this notice are excessive;
- d) The period specified for compliance, is unreasonably short.

If you choose to appeal, this notice fails to take effect pending final determination, or withdrawal of the appeal

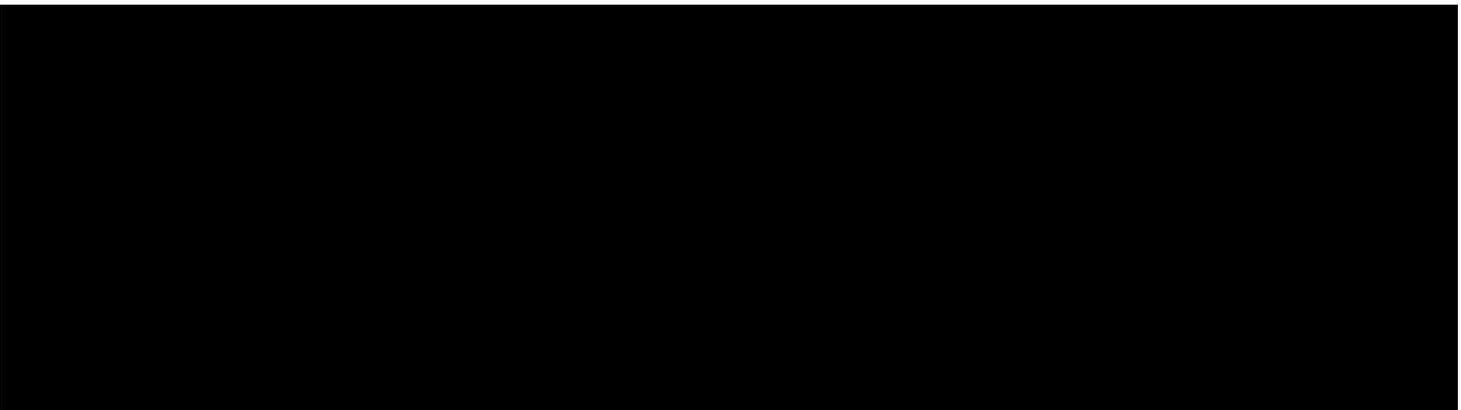
S218 – Further appeal to the Crown Court

Where an appeal has been brought under s217, an appeal against the decision of the Magistrates' Court may be made to the Crown Court, by the Appellant or by the Council.

S219 – Execution of works, and recovery of costs

If within the period specified, the works specified have not been carried out, the Council may:

- a) enter the land and take those steps; and
- b) recover from the owner of the land, the expenses reasonably incurred in doing so.



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 23 Eltisle Road, Ilford, IG1 2EP shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

1. Without planning permission, the conversion of the property into four self-contained flats.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The development involves the loss of a dwelling house in a location which the London Borough of Redbridge Council considers to be inappropriate for sub-division into smaller self-contained units, as the application site is not located in a Metropolitan, District or Local Centre. As such, the proposal would result in the loss of a dwelling of a size and type which contributes to the housing stock as identified in the Boroughs Housing Requirements Study. Thus, the proposal is contrary to Policies LP5 and LP6 of the Local Plan.
3. The development fails to provide sufficient ceiling height is provided at ground and first floor and as such fails to provide an acceptable quality of accommodation for occupants. Notwithstanding the above, the development makes insufficient provision for internal floorspace and external amenity space to be provided at the site for the first and loft floor flats, so is detrimental to the amenities enjoyed by current and future occupants of this development resulting in a substandard quality of accommodation for occupiers as well as being out of character with the prevailing pattern of the development in the surrounding area. Thus, it is contrary to Policy LP26 and LP29 of the Council's Local Plan.

4. The proposal makes insufficient provision for amenity space provided at the site for flats on first and loft floors, which is located in an area of public open space deficiency and so is detrimental to the amenities enjoyed by occupants of this development as well as being out of character with the prevailing pattern of the development in the surrounding area. Thus, it is contrary to Policy LP29 of the Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the premises as flats and convert it back to a single dwelling house;
- ii) Remove from the premises all partitions, fixtures and fittings associated with the additional three kitchens and extra bathrooms;
- iii) Clear from the land all building materials and rubble arising from compliance with the steps i-ii.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 7th of November 2022, unless an appeal is made against it beforehand.

Dated: 07th of October 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0203/20

EXPLANATORY ANNEX

Enforcement Notice relating to 23 Eltisle Road, Ilford, IG1 2EP in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £2,772. You should pay the fee (£2,772) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 36 Marlborough Drive Clayhall IG5 0JN shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the erection of hip to gable roof extension

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the development has occurred within the last four years.
2. The development, by reason of their size, appearance and prominent position on the corner of Marlborough Drive and Brinkworth Road, are overly large and bulk additions that are not subordinate to the existing property, and would have a detrimental impact on the character of the area. Thus, it is contrary to Policies LP26, LP30 of the Local Plan, Policies 7.4 and Policies 7.6 of the London Plan and the Housing Design SPD (2019)

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Demolish the hip to gable roof extension in its entirety

(ii) Clear all resultant debris from above requirement

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 16th April 2021 unless an appeal is made against it beforehand.

Dated: 15/03/2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu

Telephone Number: 0208 708 6918

Reference: E0228/20

EXPLANATORY ANNEX

Enforcement Notice relating to 36 Marlborough Drive Clayhall IG5 0JN in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 245, Eastern Avenue, Ilford, IG4 5AS (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.

2. The use of the dwelling as a large house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupants of neighbouring properties as well as the area generally, by reason of increased activity, noise and general disturbance, contrary to policies LP5, LP6, LP23 and LP26 of the Redbridge Local Plan.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation and revert the property into a single dwellinghouse;
- (ii) Remove all fixtures and fittings that facilitate the use as a large HMO;

AND

- (iii) Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 4th of March 2020, unless an appeal is made against it beforehand.

Dated: 5th of February 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0233/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0911/18; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. THIS NOTICE has been issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 68 Stoneleigh Road, Clayhall, Ilford, IG5 0JE shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

The unauthorised erection of a two storey side-extension

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.
2. The unauthorised two-storey side extension by reason of its height, flush position with existing front elevation and design has created an incongruous addition which is out of scale and character with the host and surrounding dwellings, and has an adverse effect on the visual amenity of the locality, contrary to Policies LP26 and LP30 of the Redbridge's Local Plan.
3. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development as included in the Enforcement Report.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Build the two-storey side extension in accordance with planning permission reference 3022/17;

OR

- (ii) Remove the unauthorised two storey side extension

AND:

- (iii) Remove from the land all building materials and rubble arising from compliance with the steps (i) or (ii) above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 11th April 2019 unless an appeal is made against it beforehand.

Dated: 28th February 2019

Signed:



Brett Leahy

Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, Regeneration, Property & Planning
Place Directorate, London Borough of Redbridge, 11th Floor Lynton House, 255-259 High Road,
Ilford, Essex, IG1 1NN

Reference: E0235/18

EXPLANATORY ANNEX

Enforcement Notice relating to land at 68 Stoneleigh Road, Clayhall, Ilford, IG5 0JE in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 1A Granville Road Ilford IG1 4JY shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of a building.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the development has occurred within the last four years.
2. The development, by reason of its excessive depth, height and proximity to the site boundaries would be an intrusive development, out of scale and character with the host property and prevailing pattern of development in this residential precinct, as well as having a serious and adverse effect on the amenities enjoyed by occupants of no. 1 Granville Road having an overbearing impact and significant loss of light, outdoor and increased sense of enclosure . Thus, it is contrary to Policies LP26, LP30 of the Local Plan 2018 and Policies 7.4 and Policies 7.6 of the London Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Remove the building in its entirety
- (ii) Clear all resultant debris from above requirement

6. TIME FOR COMPLIANCE

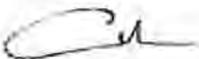
Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 23rd December 2020 unless an appeal is made against it beforehand.

Dated: 19/11/2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu
Telephone Number: 0208 708 6918
Reference: E0245/20

EXPLANATORY ANNEX

Enforcement Notice relating to 1A Granville Road Ilford IG1 4JY in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 225 Ashburton Avenue Seven Kings IG3 9EJ shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the retention of a two storey rear extension and roof terrace

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the development has occurred within the last four years.
2. The second floor rear extension by reason of its excessive depth, height, bulk and design at this prominent location would be an intrusive development, out of scale and character with the existing and neighbouring dwellings including having an overbearing impact contrary to Policies LP26 and LP30 of the Local Plan 2018
3. The roof terrace by reason of its design is detrimental to the character and appearance of the site and surroundings and unacceptably impacts on the neighbouring amenity in terms of overlooking, as such is contrary to Policies LP26 and LP30 of the Local Plan 2018

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Demolish the second-floor rear extension in its entirety
- (ii) Remove boundary treatment in its entirety on first floor roof forming the roof terrace

AND:

- (iii) Remove all resulting materials, rubble and debris in compliance with steps (i) and (ii)

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 30th August 2020 unless an appeal is made against it beforehand.

Dated: 27/07/2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu
Telephone Number: 0208 708 6918
Reference: E0253/19

EXPLANATORY ANNEX

Enforcement Notice relating to 225 Ashburton Avenue Seven Kings IG3 9EJ in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND:

Land rear of 119 Roll Gardens, and belonging to 119a Roll Gardens, as shown in blue on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following steps to be taken for remedying the condition of the land:

- i) Remove from the site, to an authorised place of disposal, all undergrowth, vegetation and grass to ground level leaving the land in a tidy condition.

4. WHEN YOU MUST COMPLY:

One month after this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on 18th November 2021.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Brett Leahy
Head of Planning and Building Control

Dated: 18th of November 2021

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 3 Clarissa Road, Chadwell Heath, Romford, RM6 4NB shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of an unlawful single storey wrap around rear extension that infills the northern rear enclave and extends three metres to the rear with approximate maximum height of 3.8 metres and eaves height of 2.8 metres.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The side infill and rear extension has through height and length as well as positioning along the property boundary adversely affected the neighbouring property at number 5 Clarissa Road, as a result of loss of light to the nearest ground floor rear window and rear patio area, contrary to Redbridge Local Plan (2018) policies LP26 and LP30.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the rear ground floor rear and side extension in its entirety

- ii. Clear all debris arising from above requirements.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 25th of January 2022, unless an appeal is made against it beforehand.

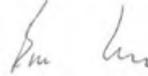
Dated: 16th of December 2021

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0263/21

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal

forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0263/21; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 98 Felbrigge Road, Ilford, IG3 9XJ (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.

2. The development involves the loss of a dwelling house in a location and of a size which the Council considers to be inappropriate for sub-division into a larger house of multiple occupation, given that the application site is not located in a Metropolitan, District or Local Centre, and this has resulted in the loss of a purpose built family house, which would otherwise contribute to the housing stock as identified in the Boroughs Housing Requirements Study and this has had an adverse effect on the character of the area generally. Thus, the development is contrary to the Policies LP5, LP6 and LP26 of the Redbridge Local Plan 2015-2030.

3. The HMO by reason of its inadequate quality of outlook from the rooms and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of current and prospective occupants and this is contrary to Policy LP26 Redbridge Local Plan 2015-2030 while having regard to the Housing Guide (2019).

4. The development has resulted in a significant and detrimental intensification of the use of the property impacting on the amenity of surrounding residents from increased noise, traffic and general activity associated with the use as a large HMO. As a result, the proposal is contrary to Policies LP5, LP6 and LP26 of the Redbridge Local Plan 2015-2030.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation;

- (ii) Remove all fixtures and fittings that facilitate the use as a large HMO;

AND

- (iii) Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 28th of May 2022, unless an appeal is made against it beforehand.

Dated: 28th of April 2022

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0279/20

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0279/20; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 47, Mortlake Road, Ilford, IG1 2SY (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of an unlawful single storey rear extension and construction of unlawful boundary fence.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The rear extension, through depth and positioning along the property boundary, adversely affects the neighbouring properties at 45 and 49 Mortlake Road, through loss of light and outlook from the ground floor rear windows and rear patios, contrary to Redbridge Local Plan (2018) policies LP26 and LP30.
3. The boundary fence, by reason of height, adversely affects the neighbouring properties at 45 and 49 Mortlake Road, through loss of light and outlook from the ground floor rear windows and rear patios, contrary to Redbridge Local Plan (2018) policies LP26.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the ground floor rear extension in its entirety; and
- ii. Remove the boundary fence in its entirety; or
- iii. Reduce the boundary fence to a height of 2 metres; and
- iv. Clear all debris arising from the above requirements.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than three months from the date the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 20th November 2022 unless an appeal is made against it beforehand.

Dated: 20-Oct-2022

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh

Email Address: Kathy.Schuh@redbridge.gov.uk

Telephone Number: 0208 708 2234

Reference: E0285/21

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£412). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0285/21; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS IS A FORMAL NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

1. THE LAND:

Land at 739, Cranbrook Road, Ilford, IG2 6RJ shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following step to be taken for remedying the condition of the land:

1. Remove all household waste and building debris from the land outlined on the map.
2. Cut overgrown grass/vegetation
3. Keep the land in a tidy condition.

4. WHEN YOU MUST COMPLY:

The above step to be complied with in full no later than one month of the date on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on **04/11/2023**.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Robert Lancaster
Head of Planning and Building
Control

**RIGHT OF APPEAL AGAINST SECTION 215 NOTICE
SECTIONS 217-218 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

217 - (1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

(a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;

(b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;

(c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;

(d) that the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

218 —Where an appeal has been brought under section 217, an appeal against the decision of the Magistrates Court on that appeal may be brought to the Crown Court

by the appellant or by the local planning authority who served the notice in question under section 215.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at first and second floors, 28-32, Cranbrook Road, Ilford, IG1 4NE (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of the upper floors above numbers 28-30 from ancillary retail use (Use class: A1) to a large house in multiple occupation (Use class: Sui Generis).

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.
2. The HMO by reason of its inadequate provision and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of occupants, contrary to Policy LP26 Council's Local Plan and well as having regard to the Householder Design Guide (2019).
3. The failure to provide or make any provision for secure, integrated, convenient and accessible cycle parking facilities is contrary to Policy 6.9 of the London Plan, and Policies LP22 and LP23 of the Local Plan having regard to the London Cycling Design Standards (2016).
4. The development does not provide appropriate or accessible provision for the storage and collection of refuse and recycling and this has resulted in an unsustainable development contrary to Policies LP23 and LP26 of the Local Plan.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the site as a House in Multiple Occupation; and
- (ii) Remove all partitions, fixtures and fittings that facilitate the use as a HMO;

AND

- (iii) Clear all resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 6th of June 2021, unless an appeal is made against it beforehand.

Dated: 6th of May 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0293/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0293/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

\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

SERVED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) under section 187A of the above Act, because they consider that a condition(s) imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply (or secure compliance) with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 431 Ilford Lane, Ilford, IG1 2PG (“the land”) shown edged red on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on 02/07/14 for change of use into MOT Centre (sui generis) and alterations to the workshop, reference 1028/14.

4. THE BREACH OF CONDITION

The following conditions have not been complied with: 4 and 5

4. *No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times:*

08.00 - 18.00 hours Mondays to Saturdays and not at all on Sundays, Bank or Public Holidays.

Reason: In order to prevent the use causing undue disturbance to occupants of neighbouring property at unreasonable hours of the day and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

5. *The premises shall only be used as a MOT Centre for the testing of vehicles and for no other purpose or use (including any other purpose or use within Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any Statutory Instrument revoking, re-enacting or amending that Order).*

Reason: In order to ensure that the use of the premises accords with the terms of the application and to prevent any alternative use being made of the premises which could be a source of nuisance or disturbance to occupants of neighbouring property and to comply with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in paragraph 4 of this notice, you are required to comply with the stated conditions by taking the following steps and/or ceasing the following activities:

- (i) Cease the operation of machinery, the carrying out of any processes and the taking or despatching of deliveries outside of 08:00 to 18:00 Monday to Saturday and at any time on Sundays, Bank or Public Holidays; **AND**
- (ii) Cease the use of the premises for car sales (sui generis) and for any purpose, including car repairs, within Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

6. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by 10th March 2020

7. WHEN THIS NOTICE TAKES EFFECT

THIS NOTICE TAKES EFFECT IMMEDIATELY. IT IS CONSIDERED SERVED ON THE DAY YOU RECEIVED IT BY POST OR IN PERSON.

Dated: 27/01/2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of: London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex,
IG1 1NY

Nominated Officer: James Taylor
Telephone Number: 0208 708 2294
Reference: E0295/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

WARNING

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE.

It is an offence to contravene the requirements 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 £1,000 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 the Council's nominated officer named above.

If you do 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.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Material Change of Use

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Unit 2, 12-14 Fowler Road, Hainault, Ilford, Essex, IG6 3UT shown edged in red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the material change of use of the land from use as B2 industrial factory to use as a Shisha Bar (Sui Generis)

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the change of use has occurred without the benefit of planning permission for less than 10 years.

The shisha bar (Sui Generis) is an unsuitable use in Hainault Industrial Estate, which compromises the employment status of the area. Furthermore, it is not a complementary use needed for the area to function effectively for employment purposes. The change of use has resulted in a loss of employment generating floorspace and undermines the function of this Strategic Industrial Location, contrary to Policy LP14 of the Redbridge Local Plan 2015-2030. The change of use to Sui Generis has taken place in an area that falls outside of the Council's identified town centres, and is therefore contrary to policies LP11 and LP12 of the Redbridge Local Plan 2015-2030.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the unauthorised use of the land as a shisha bar (Sui Generis)
- (ii) Remove all equipment facilitating the unauthorised use, including; shisha pipes, tobacco and the signage to that relates to Level Shisha bar from the land

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 1st January 2019 unless an appeal is made against it beforehand.

Dated: 22nd November 2018

Signed:



Ciara Whelehan, Interim Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, Lynton House,
255-259 High Road, Ilford, Essex, IG1 1NY

Reference: E0301/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at Unit 2, 12-14 Fowler Road, Hainault, Ilford, Essex, IG6 3UT in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Secretary of State at the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that it will be received by post/electronic transmission by the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 101 Grove Road, South Woodford, London, E18 2JY (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a house of multiple occupation (Use class: C4).

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.

2. The use of the dwelling as a house in multiple occupation has resulted in the loss of a single family dwelling house of a size and in a location which the Council considers to be inappropriate for sub-division into a house of multiple occupation given that is not located in a Metropolitan, District or Local Centre. Furthermore, the change of use has resulted in a significant and detrimental intensification of the use of the property. Therefore, the proposal is contrary to policies LP2, LP6 and LP26 of the Redbridge Local Plan 2015-2030.

3. The development is an unsatisfactory development of the site, the inadequate car parking arrangement has given rise to additional indiscriminate kerbside car parking at and within the vicinity of the site, which is detrimental to the safety of other road users and pedestrians in the vicinity of the site, contrary to policies LP23 of the Council's Local Plan.

4. The development has resulted in a significant and detrimental intensification of the site impacting on the amenity of surrounding residents from increased noise, traffic and general activity associated with the use as HMO. As a result, the proposal is contrary to policies LP6 and LP26 of the Redbridge Local Plan 2015-2030.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a house of multiple occupation; and

- (ii) Remove all fixtures and fittings that facilitate the use as a HMO; and
- (iii) Clear all resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 29th of October 2020, unless an appeal is made against it beforehand.

Dated: 1st of October 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0302/20

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0302/20; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 536 538 540, Cranbrook Road, Ilford IG2 6RD (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the change of use of the rear outbuildings to use within Distribution Use Class with associated waste storage space.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last ten years.
2. The change of use from residential to commercial, by reason of location within a residential area is an inappropriate and out of character development that has a serious and adverse effect on the amenities enjoyed by residents of that area, by reason of noise, disturbance and general pedestrian and vehicular activity at and within the vicinity of the site. Thus, it is contrary to policy LP26 of the Redbridge Local Plan.
3. The subdivision of the plots, separation of the outbuildings from the host properties, as accessed from the alleyway along Martley Drive has led to the creation of an independent unit that competes with the residential properties in the

vicinity in footprint and impact, without providing for outlook or amenities for occupiers; and is substandard, contrary to LP7, LP26 of the Redbridge Local Plan.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the outbuildings as a distribution warehouse and for any other commercial use; and
- (ii) Remove connections between outbuildings, and return the use as incidental to the individual dwelling houses at numbers 536, 538 and 540 respectively; and
- (iii) Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months of the date the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 29th April 2023 unless an appeal is made against it beforehand.

Dated: 29-Mar-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House - 5th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234

Reference: E0304/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0304/22; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 5th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 159 Clayhall Avenue, Ilford, IG5 0NZ (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.

2. The use of the dwelling as a large house of multiple occupation by reason of its inadequate provision and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of occupants, contrary to policy LP26 of the Council's Local Plan and the Housing Guide (2019).

3. The use of the dwelling as a house in multiple occupation has resulted in the loss of a single family dwelling house of a size and in a location which the Council considers to be inappropriate for conversion in to a Building in Multiple Residential Occupation (Sui Generis) and this has had an adverse effect on the character of the area generally and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increased activity, noise and general disturbance, contrary to policy LP6 of the Redbridge Local Plan.

4. The use of the dwelling as a house in multiple occupation, by reason of the intensity of the use (number of rooms and occupiers), has resulted in a significant increase in noise and disturbance and general activity at the site and so causes unacceptable harm to the living conditions of the occupiers of neighbouring properties, contrary to policies LP24 and LP26 of the Redbridge Local Plan.

5. The failure to provide provision for secure, sheltered cycle parking facilities is contrary to policy 6.9 of the London Plan, policies LP22 and LP23 of the Local Plan and the London Cycling Design Standards (2016).

6. The development is an unsatisfactory development of the site, the inadequate car parking arrangement has given rise to additional indiscriminate kerbside car parking at and within the vicinity of the site, which in turn is detrimental to the safety of both vehicles and pedestrians, contrary to policies LP23 and LP22 of the Council's Local Plan.

7. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation; and
- (ii) Remove all fixtures and fittings that facilitate the use as a large HMO; and
- (iii) Clear all resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 29th of October 2020, unless an appeal is made against it beforehand.

Dated: 1st of October 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0309/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0309/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 82 Aberdour Road, Ilford, IG3 9PG (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.

2. The use of the dwelling as a large house of multiple occupation by reason of its inadequate provision and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of occupants, contrary to policy LP26 of the Council's Local Plan and the Housing Guide (2019).

3. The use of the dwelling as a house in multiple occupation has resulted in the loss of a single family dwelling house of a size and in a location which the Council considers to be inappropriate for conversion in to a Building in Multiple Residential Occupation (Sui Generis) and this has had an adverse effect on the character of the area generally and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increased activity, noise and general disturbance, contrary to policy LP6 of the Redbridge Local Plan.

4. The use of the dwelling as a house in multiple occupation, by reason of the intensity of the use (number of rooms and occupiers), has resulted in a significant increase in noise and disturbance and general activity at the site and so causes unacceptable harm to the living conditions of the occupiers of neighbouring properties, contrary to policies LP24 and LP26 of the Redbridge Local Plan.

5. The failure to provide provision for secure, sheltered cycle parking facilities is contrary to policy 6.9 of the London Plan, policies LP22 and LP23 of the Local Plan and the London Cycling Design Standards (2016).

6. The development is an unsatisfactory development of the site, the inadequate car parking arrangement has given rise to additional indiscriminate kerbside car parking at and within the vicinity of the site, which in turn is detrimental to the safety of both vehicles and pedestrians, contrary to policies LP23 and LP22 of the Council's Local Plan.

7. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation; and
- (ii) Remove all fixtures and fittings that facilitate the use as a large HMO; and
- (iii) Clear all resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 29th of October 2020, unless an appeal is made against it beforehand.

Dated: 1st of October 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0311/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0311/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

- 1. THIS NOTICE** has been issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.
- 2. THE LAND TO WHICH THE NOTICE RELATES**

Land at 47 Somersby Gardens, Gants Hill, Ilford, IG4 5DY shown edged in red on the attached plan ("the Land").
- 3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

 1. The erection of an unauthorised front porch measuring approximately 2.4m in depth, 3.9m in height and 2.9m in width.
 2. The erection of unauthorised front bay window measuring approximately 3.6m in height and 2.9 m in width.
- 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.
 2. The unauthorised porch by reason of its size, scale and poor design is an intrusive addition, out of scale and character with the host and surrounding dwellings, and has an adverse effect on the visual amenity of the locality, contrary to Policies LP26 and LP30 of the Council's Local Plan.
 3. The unauthorised bay window by reason of its size, scale and poor design is an intrusive addition, out of scale and character with the host and surrounding dwellings, and has an

adverse effect on the visual amenity of the locality, contrary to Policies LP26 and LP30 of the Council's Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised front porch and revert back to the pre-existing lawful position, see Appendix 1.

AND:

- (ii) Remove the unauthorised bay window and revert back to the pre-existing lawful position see Appendix 1.

AND:

- (iii) Remove from the land all building materials and rubble arising from compliance with the steps (i) and (ii) above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 11th April 2019 unless an appeal is made against it beforehand.

Dated: 28th February 2019

Signed



Brett Leahy

Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, Regeneration, Property & Planning
Place Directorate, London Borough of Redbridge, 11th Floor Lynton House, 255-259 High Road,
Ilford, Essex, IG1 1NN

Reference: E0317/17

EXPLANATORY ANNEX

Enforcement Notice relating to land at 47 Somersby Gardens, Gants Hill, Ilford, IG4 5DY in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 50 Bute Road, Barkingside, Ilford, Essex IG6 1AF shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the construction of an outbuilding with maximum height of 3.4 metres, eaves height of 2.3 metres, depth of 8.5 metres and length of 7.3 metres (as outlined in blue).

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The outbuilding, by reason of its height, design and position by the junction, has created a development which is overly large and overbearing, creating an incongruous addition which is out of scale and character with the existing property and neighbouring dwellings, as well as having an adverse effect on the visual amenities of the locality. This is contrary to Policy LP7 and LP26 of the Redbridge Local Plan 2015-2030 (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i. Demolish the outbuilding
- ii. And remove from the land all building materials and rubble arising from compliance with the step i above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 13th March 2019, unless an appeal is made against it beforehand.

Dated: 30th January 2019



Signed: Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, 11th Floor
Lynton House, 255-259 High Road, Ilford, IG1 1NY

Reference: E0321/18

EXPLANATORY ANNEX

Enforcement Notice relating to 50 Bute Road, Barkingside, Ilford, Essex IG6 1AF in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 271 Prospect Road, Woodford Green, IG8 7NQ shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the construction of a twelve metres single storey rear extension and material change of use from a single family dwelling house to two self-contained units.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The construction of a single storey rear extension with depth of twelve metres is detrimental to the character of the host property and wider area, contrary to Redbridge Local Plan (2018) policies LP26 and LP30.
3. The single storey rear extension has through excessive depth and poor design, adversely affected the neighbouring properties through impacts on outlook and back garden amenity uses, contrary to Redbridge Local Plan (2018) policies LP7, LP26 and LP30.
4. The residential standards are insufficient for the subdivision, resulting in the provision of sub-standard accommodation due to lack of outlook and external amenity space which is detrimental to the living conditions of current and future occupiers.
As such, the unauthorised change of use is contrary to the objectives of the National

Planning Policy Framework 2019, the Redbridge Local Plan Policies LP6, LP26, LP29, the Redbridge Housing Design Guide SPD (2019), and the London Plan 2016 and 2021.

5. The creation of two units by reason of the location has an adverse effect on the character of the area generally, and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increase in demand for parking and bin storage, and an increase in the level of noise and disturbance. This is contrary to policies LP6 and LP26 of the Redbridge Local Plan 2015-2030 (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i. Demolish the single storey rear extension in its entirety, and
- ii. Cease the use of the property as two self-contained residential units and reinstate the single family dwelling house, and
- iii. Remove additional kitchen, kitchen cabinets and ancillary equipment that facilitate the unauthorised use;
- iv. And Remove from the land all building materials and rubble arising from compliance with the steps i-ii above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 25th of January 2022, unless an appeal is made against it beforehand.

Dated: 16th of December 2021

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0322/20

EXPLANATORY ANNEX

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference:

E0322/20; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

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

SERVED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) under section 187A of the above Act, because they consider that a condition(s) imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply (or secure compliance) with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 208, Green Lane, Ilford, IG1 1YF (“the land”) shown edged red on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission allowed on appeal on 9th of November 2015 for Change of use from shops (Class A1) to community non-residential education centre (Class D1) (Retrospective), 1926/15.

4. THE BREACH OF CONDITION

The following conditions have not been complied with:

3) The premises shall be used for a community non-residential education centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in paragraph 4 of this notice, you are required to comply with the stated conditions by taking the following steps and/or ceasing the following activities:

- (i) Remove any online advertising of the venue for communal prayer, and
- (ii) Cease community uses other than those that form part of community education centre

6. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by: **4th November 2022**

7. WHEN THIS NOTICE TAKES EFFECT

THIS NOTICE TAKES EFFECT IMMEDIATELY. IT IS CONSIDERED SERVED ON THE DAY YOU RECEIVED IT BY POST OR IN PERSON.

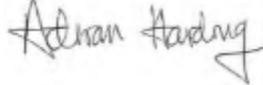
Dated: 3rd October 2022

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0323/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

WARNING

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE.

It is an offence to contravene the requirements 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 £1,000 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 the Council's nominated officer named above.

If you do 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.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. THIS NOTICE issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 339 - 341 Green Lane, Seven Kings, Ilford IG3 9TH shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of a front canopy comprising a metal frame with metal roof covering and roller shutters, outlined blue on the attached plan.

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.
2. The front canopy, by reason of its projection, materials and appearance creates an incongruous addition which is detrimental to the character and appearance of the host building and has an adverse impact on the visual amenity of the area. This is contrary Policies LP26 and LP28 of the Local Plan.

The Council considers that planning permission should not be given, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised front canopy comprising a metal frame with metal roof covering and roller shutters, outlined in blue on the attached plan.

AND:

- (ii) Remove from the Land all resulting building materials and debris in compliance with step (i) above

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 29th May 2018 unless an appeal is made against it beforehand.

Dated: 17th April 2018

Signed: 

Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, 11th Floor,
Lynton House, 255-259 High Road, Ilford, Essex, IG1 1NN

Reference: E0334/15

EXPLANATORY ANNEX

Enforcement Notice relating to land at 339 - 341 Green Lane, Seven Kings, Ilford IG3 9TH in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £468. You should pay the fee (£468) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at first and second floor, 28-32, Cranbrook Road, Ilford, IG1 4NE (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of the upper floor premises at number 32 from retail to large House in Multiple Occupation (HMO) (Use class: Sui Generis).

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.
2. The HMO by reason of its inadequate provision and size of shared communal facilities has resulted in substandard residential accommodation to the detriment of the amenities of occupants. Contrary to Policy LP26 Council's Local Plan and well as having regard to the Householder Design Guide (2019).
3. The failure to provide or make any provision for secure, integrated, convenient and accessible cycle parking facilities is contrary to Policy 6.9 of the London Plan, and Policies LP22 and LP23 of the Local Plan, and well as having regard to the London Cycling Design Standards (2016).
4. The development does not provide appropriate or accessible provision for the storage and collection of refuse and recycling and has resulted in an unsustainable development contrary to Policies LP23 and LP26 of the Local Plan.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the site as a House in Multiple Occupation; and
- (ii) Remove all partitions, fixtures and fittings that facilitate the use as a HMO;

AND

- (iii) Clear resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 6th of June 2021, unless an appeal is made against it beforehand.

Dated: 6th of May 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh

Telephone Number: 0208 708 2234

Reference: E0335/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you.):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0335/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 5 Lake House Road Wanstead London E11 3QS shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the retention of a two storey extension

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the development has occurred within the last four years.
2. The development, by reason of its excessive depth, height and proximity to the sites boundaries would be an intrusive development, out of scale and character with the host property and prevailing pattern of development in this residential precinct, as well as having a serious and adverse effect on the amenities enjoyed by occupants of no. 6 Lakehouse Road having an overbearing impact and significant loss of light, outdoor and increased sense of enclosure . Thus, it is contrary to Policies LP26, LP30, LP33 of the Local Plan 2018 and Policies 7.4 , Policies 7.6 and 7.8 of the London Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Demolish the two storey extension in its entirety

AND:

- (ii) Remove all resulting materials, rubble and debris in compliance with steps (i)

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 20th August 2020 unless an appeal is made against it beforehand.

Dated: 16/07/2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu

Telephone Number: 0208 708 6918

Reference: E0343/17

EXPLANATORY ANNEX

Enforcement Notice relating to 5 Lake House Road Wanstead London E11 3QS in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal

the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 11 Kilmartin Road Goodmayes IG3 9PF shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the erection of an unauthorised single storey extension

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the development has occurred within the last four years.
2. The extension results in development that has an unacceptable depth adjacent to the common boundary when combined with the implemented planning consents 4142/18 and 4153/18, as such results in harm to the residential amenities of the neighbouring properties by virtue of an overbearing relationship and negative impact of outlook . This is contrary to Policies LP26 and LP30 of the Council's Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Demolish the single storey rear extension
- (ii) Remove all resulting materials, rubble and debris in compliance with steps (i)

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 2nd May 2021 unless an appeal is made against it beforehand.

Dated: 01/04/2021

Signed:



Sadaf Afran
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu
Telephone Number: 0208 708 6918
Reference: E0355/19

EXPLANATORY ANNEX

Enforcement Notice relating to 11 Kilmartin Road, Goodmayes, IG3 9PF in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal

the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

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

SERVED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) under section 187A of the above Act, because they consider that a condition(s) imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply (or secure compliance) with the conditions specified in this notice. The Annex at the end of this notice contains important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 11, Roy Gardens, Newbury Park, Ilford, IG2 7QG (“the land”) shown edged red on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on 27 January 2022 for “Conversion of garage to habitable room. Single storey front extension”, application number 4858/21.

4. THE BREACH OF CONDITION

The following conditions have not been complied with:

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans: HK/01, HK/02, HK/03, Location Plan and Site Plan. Reason: For the avoidance of doubt and in the interests of proper planning.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in paragraph 4 of this notice, you are required to comply with the stated conditions by taking the following steps and/or ceasing the following activities:

Build in accordance with plans approved; amend layout, access and fenestration, so that it accords with plans approved under references HK/01 and HK/03.

6. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by: within 6months of the date that the notice is served.

7. WHEN THIS NOTICE TAKES EFFECT

THIS NOTICE TAKES EFFECT IMMEDIATELY. IT IS CONSIDERED SERVED ON THE DAY YOU RECEIVED IT BY POST OR IN PERSON.

Dated: 7 November 2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Robert Lancaster
Operational Director Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -5th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh

Email Address: Kathy.Schuh@redbridge.gov.uk

Telephone Number: 0208 708 2234

Reference: E0363/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

WARNING

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE.

It is an offence to contravene the requirements 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 £1,000 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 the Council's nominated officer named above.

If you do 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.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 128 Chadwell Heath Lane, Chadwell Heath, Romford, RM6 4AE shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the erection of a wooden canopy measuring approximately 3 metres in depth attached onto an existing authorised extension at the rear of the property

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control has occurred within the last four years.

The wooden canopy by reason of its scale and materials creates an incongruous and unneighbourly addition to the property which is not be in keeping with the pattern of development in the surrounding area. The cumulative depth of the approved rear extension and wooden canopy is excessive and no longer subordinate to the host property. This is contrary to Policy SP3 (Built Environment) of the Council's Core Strategy Development Plan Document, BD1 (All Developments) and BD5 (Extensions of Existing Dwellings) of the Borough Wide Primary Policies.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the wooden canopy

AND:

- (ii) Remove all resulting building materials and debris in compliance with step (i) from the site.

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 26th October 2017 unless an appeal is made against it beforehand.

Dated: 14/09/2017



Signed: Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, P.O. Box 2, Town Hall, 128-142 High Road, Ilford, Essex IG1 1DD

Reference: E0364/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at 128 Chadwell Heath Lane, Chadwell Heath, Romford, RM6 4AE in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £390. You should pay the fee (£390) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Napier Arms Woodford New Road London E18 2QD shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the change of use of the first floor to a restaurant (Class E(b))

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control for the development has occurred within the last ten years.
2. The development will increase the capacity of the restaurant and cause unacceptable harm to local residents and current and future occupiers of the upper floors flats of the property through unacceptable nuisance, noise and disturbance. Thus, it is contrary to Policies LP24, LP26 of the Local Plan and Policies 7.15 of the London Plan.
3. The development will increase customer activity, which will cause significant harm in terms of customer parking their vehicle on the surrounding highway network where significant overspill is taking place to the detriment of the highway network and the amenity of local residents. Thus, it is contrary to Local Plan Policy LP22 and LP23.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Cease the use of first floor as a restaurant (Class E(b))
- (ii) Remove all machinery, equipment, fittings and fixtures and furniture bought on the first floor solely for the unauthorised Class E(b) use
- (iii) Clear all resultant debris from above requirements

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 24th April 2021 unless an appeal is made against it beforehand.

Dated: 23/03/2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Isaac Liu
Telephone Number: 0208 708 6918
Reference: E0370/20

EXPLANATORY ANNEX

Enforcement Notice relating to Napier Arms Woodford New Road London E18 2QD in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) include the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal

the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) or
- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 57 Chudleigh Crescent, Ilford, IG3 9AT shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the material change of use from a single family dwelling house to two self contained units.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The creation of two units by reason of the location has an adverse effect on the character of the area generally, and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increase in demand for parking and bin storage, and an increase in the level of noise and disturbance. This is contrary to policies LP6 and LP26 of the Redbridge Local Plan 2015-2030 (2018).
3. The residential standards are insufficient for the subdivision and use of the ground floor front room and side/side extension as a self-contained unit, resulting in the provision of sub-standard accommodation due to lack of access, privacy, internal lighting and ventilation which is detrimental to the living conditions of current and future occupiers.
As such, the unauthorised change of use is contrary to the objectives of the National Planning Policy Framework 2019, the Redbridge Local Plan Policies LP6, LP26, LP29, the Redbridge Housing Design Guide SPD (2019), and the London Plan 2016 and 2021.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the ground floor front side room and side/rear extension as a self-contained unit; and
- ii. Remove kitchen, kitchen cabinets and ancillary equipment from the side extension that facilitates the unauthorised use;
- iii. And Remove from the land all building materials and rubble arising from compliance with the steps i-ii above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 5th of September 2021, unless an appeal is made against it beforehand.

Dated: 5th of August 2021

Signed:



Sadaf Arfan
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0372/19

EXPLANATORY ANNEX

Enforcement Notice relating to 57 Chudleigh Crescent, Ilford, IG3 9AT in the London Borough of Redbridge.

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 22, Park Road, Ilford, IG1 1SD (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning consent: the material change of use from single dwelling house to two self-contained units.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The residential standards are insufficient for the subdivision, resulting in the provision of sub-standard accommodation due to lack of outlook and external amenity space which is detrimental to the living conditions of current and future occupiers. As such, the unauthorised change of use is contrary to the objectives of the National Planning Policy Framework 2019, the Redbridge Local Plan Policies LP6, LP26, LP29, the Redbridge Housing Design Guide SPD (2019), and the London Plan 2021.
3. The creation of two units by reason of the location has an adverse effect on the character of the area generally, and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increase in demand for parking and bin

storage, and an increase in the level of noise and disturbance. This is contrary to policies LP6 and LP26 of the Redbridge Local Plan 2015-2030 (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the property as two self-contained residential units, and
- ii. Remove additional kitchen and any partitions that facilitates the unauthorised use as two self-contained units;
- iii. Remove from the land all building materials and rubble arising from compliance with the steps i-ii above.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 9th of September 2023 unless an appeal is made against it beforehand.

Dated: 09-08-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Signed:



Robert Lancaster
**Operational Director Planning and
Building Control**

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0381/21

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 4708 or email: planning.enquiry@redbridge.gov.uk, quoting reference: E0381/21. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

6 Levett Gardens, Seven Kings, Ilford, IG3 9BT shown edged in red on the attached plan (“the Land”).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

1. Without planning permission the hard surfacing of the garden to the front of the Land.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The loss of soft landscaping to the front of number 6 Levett Drive by reason of the increased percentage of hard standing, loss of permeability and biodiversity creates an incongruous addition which is considered detrimental to the visual amenities of the host dwelling and Bungalow Estate Conservation Area. This is contrary to policies LP29 and LP33 of the Redbridge Local Plan 2015-2030 (2018) and the Bungalow Estate Design Guidance (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the paving/ driveway and reinstate the front boundary treatment to the previous condition. See appendix 1.
- ii. Remove from the land all building materials and rubble arising from compliance with the step i above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 13th March 2019, unless an appeal is made against it beforehand.

Dated: 30th January 2019



Signed: Ciara Whelehan

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, 11th Floor
Lynton House, 255-259 High Road, Ilford, IG1 1NY

Reference: E0382/18

EXPLANATORY ANNEX

Enforcement Notice relating to 6 Levett Gardens, Seven Kings, Ilford IG3 9BT in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND:

Land at Scout Hut between 117-119 Roll Gardens, Gants Hill, Ilford, IG2 6TL, as edged in red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following steps to be taken for remedying the condition of the land:

- i) Remove from the site, to an authorised place of disposal, all undergrowth, vegetation and grass to ground level leaving the land in a tidy condition. Materials to be removed will include vegetation, debris and dilapidated building materials.

4. WHEN YOU MUST COMPLY:

One month after this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

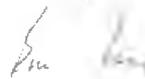
The notice takes effect on 18th November 2021.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Brett Leahy
Head of Planning and Building Control

**RIGHT OF APPEAL AGAINST SECTION 215 NOTICE
SECTIONS 217-218 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

217—(1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

(a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;

(b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;

(c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;

(d) that the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

(2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

218 —Where an appeal has been brought under section 217, an appeal against the decision of the Magistrates Court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under section 215.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 68 Snakes Lane East, Woodford Green, IG8 7QQ shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the erection of a front canopy outlined in blue.

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.
2. The front canopy, by reason of its projection, materials and appearance creates an incongruous addition which results in visual clutter and is detrimental to the character and appearance of the host building and the wider streetscene. This contrary to Policy BD1 of the Council's Borough Wide Primary Policies Development Plan and Policy LP26 of the emerging Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised front canopy extension outlined in blue on the attached plan

AND:

- (ii) Remove from the land all resulting building materials and debris in compliance with step (i)

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9th April 2018 unless an appeal is made against it beforehand.

Dated: 26th February 2018

Signed: 

Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, Regeneration, Property & Planning, Place
Directorate, London Borough of Redbridge, 11th Floor, Lynton House, 255-259 High Road, Ilford,
Essex, IG1 1NN

Reference: E0389/17

EXPLANATORY ANNEX

Enforcement Notice relating to land at 68 Snakes Lane East, Woodford Green, IG8 7QQ in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £468. You should pay the fee (£468) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 648, Green Lane, Seven Kings, Ilford, IG3 9RY (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of the property from dwellinghouse (Use class C3) to a large house of multiple occupation (Use class: Sui Generis).

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.
2. The use of the dwelling as a large house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupiers of the site as well as occupants of neighbouring properties, by reason of substandard living conditions, increased activity, noise and general disturbance, contrary to policies LP6, LP23 and LP26, LP29 of the Redbridge Local Plan, having regard to the Housing Design SPD (2019).

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation;
- (ii) Remove all partitions, fixtures and fittings in association of the large HMO;
- (iii) Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date that the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 16th February 2023 unless an appeal is made against it beforehand.

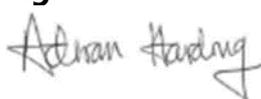
Dated: 16-January-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0392/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0392/22; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 5th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 48, Campbell Avenue, Barkingside, Ilford, IG6 1EB (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the change of use of the single family dwelling house into six flats.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within four years.
2. The residential standards are insufficient for the subdivision, resulting in the provision of sub-standard accommodation due to lack of outlook and external amenity space which is detrimental to the living conditions of current and future occupiers. As such, the unauthorised change of use is contrary to the objectives of the National Planning Policy Framework 2019, the Redbridge Local Plan Policies LP6, LP26, LP29, the Redbridge Housing Design Guide SPD (2019), and the London Plan 2021.
3. The creation of six units by reason of the location has an adverse effect on the character of the area generally, and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increase in demand for parking and

bin storage, and an increase in the level of noise and disturbance. This is contrary to policies LP6 and LP26 of the Redbridge Local Plan 2015-2030 (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the property as six self-contained residential units, and
- ii. Remove additional kitchen and any partition that facilitates the unauthorised use as six self-contained units;
- iii. Remove from the land all building materials and rubble arising from compliance with the steps i-ii above.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 14 December 2023 unless an appeal is made against it beforehand.

Dated: 14-November-2023

Signed:



Sharon Blaize
Enforcement and Technical
Manager

Signed:



Robert Lancaster
Operational Director Planning and
Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -5th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0393/21

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, 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 the 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.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£4620). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 4708 or email at planning.enquiry@redbridge.gov.uk quoting reference: E0393/21. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 35, Dover Road, Wanstead, London, E12 5DZ (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

4. REASONS FOR ISSUING THIS NOTICE

Without planning permission, the erection of a rear extension without planning permission

5. WHAT YOU ARE REQUIRED TO DO

- i) Remove the extension in its entirety
- ii) And remove all resulting debris from step above

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than **11/05/2023**.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on **13/04/2023** unless an appeal is made against it beforehand.

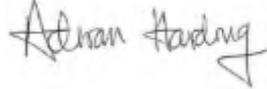
Dated: 16th-March-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Samir Aboulainaf

Email Address: samir.aboulainaf@redbridge.gov.uk

Telephone Number: 0208 708 2464

Reference: E0403/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

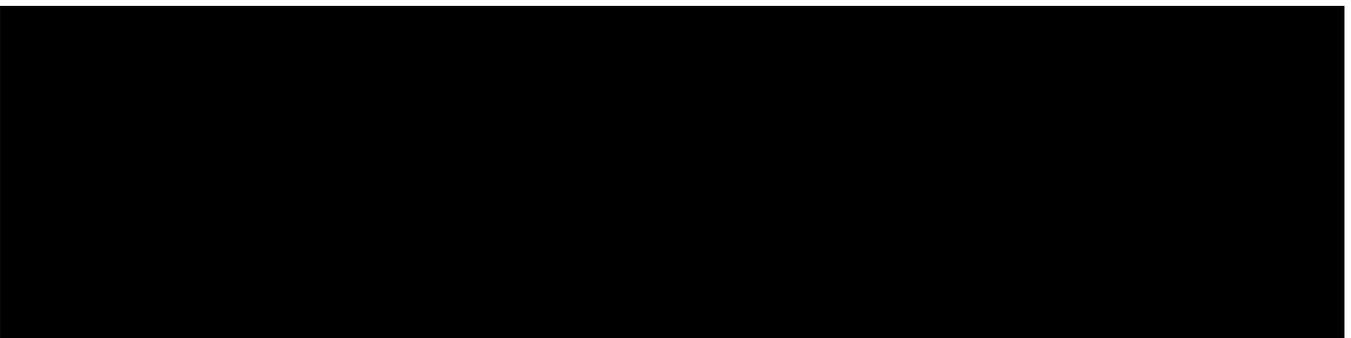
- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (officer fill in). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0426/20; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 408, Ley Street, Ilford, IG2 7BS (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.
2. The use of the dwelling as a large house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupants of the site as well as occupiers of neighbouring properties, by reason of substandard living conditions, increased activity, noise and general disturbance, contrary to policies LP6, LP23 and LP26, LP29 of the Redbridge Local Plan (2018), having regard to the Housing Design SPD (2019).

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation; and
- (ii) Remove all partitions, fixtures and fittings in association of the large HMO, including the top floor cooker; and
- (iii) Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than within six months of the date that the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 9th of March 2023 unless an appeal is made against it beforehand.

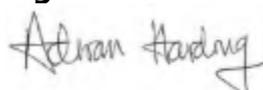
Dated: 9-February-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0491/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0491/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 5th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, Lokkum Bar, Napier Arms, Woodford New Road, London, E18 2QD shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

3.1 Without planning permission the

1. Erection of a bin store with height of 4 metres and length of 9 metres along the northern perimeter of the site, as outlined in blue on attached plan.
2. Erection of two boundary arched black metal gates encased in two boundary rectangular rusted metal archways with height of 4 metres, as outlined in blue on attached plan.

4. REASONS FOR ISSUING THIS NOTICE

4.1 It appears to the Council that the above breaches of planning control have occurred within the last four years.

4.2 The bin store and boundary gates by reason of position, materials and height by the highway on this prominent junction have created a visual impact that is overly prominent and out of keeping with the character of the nearby residential area. This is contrary to Policy LP26 of the Redbridge Local Plan 2015-2030 (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the bin store and attached surround (outlined in blue on the attached plan)
- ii. Remove the boundary gates (outlined in blue on the attached plan)
- iii. And Remove from the land all building materials and rubble arising from compliance with the steps i and ii above.

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 14th of March 2019 unless an appeal is made against it beforehand.

Dated: 31st January 2018



Signed: Ciara Whelehan

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, 11th Floor
Lynton House, 255-259 High Road, Ilford, IG1 1NY

Reference: E0424/17

EXPLANATORY ANNEX

Enforcement Notice relating to Lokkum Bar, Napier Arms, Woodford New Road, London, E18 2QD in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information: -

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £468. You should pay the fee (£468) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Material Change of Use

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Unit P2 P3 Q3, Pegasus Works, Roebuck Road, Hainault, Ilford IG6 3UG shown edged in red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the material change of use of the land from use as B1 (Light industrial)/B8 (Storage) to use as a Shisha Bar (Sui Generis)

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control has occurred within the last ten years.

The shisha bar (Sui Generis) is an unsuitable use in Hainault Industrial Estate, which compromises the employment status of the area. Furthermore, it is not a complementary use needed for the area to function effectively for employment purposes. The change of use has resulted in a loss of employment generating floorspace and undermines the function of this Strategic Industrial Location, contrary to Policy SP5 of the Core Strategy Development Plan Document (2008) and Policy B1 of the Borough Wide Primary Policies Development Plan Document (2008).

5. WHAT YOU ARE REQUIRED TO DO

Cease the unauthorised use of the;

- (i) Cease the unauthorised use of the property as a shisha bar (Sui Generis)
- (ii) Remove all equipment facilitating the unauthorised use included shisha pipes, tobacco and the signage to that relates to neon Shisha bar from the land

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 20th March 2018 unless an appeal is made against it beforehand.

Dated: 12/02/2018

Signed: 

Joanne Woodward, Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Eiman Rostami, Planning Enforcement Officer, London Borough of Redbridge, 11th Floor Front,
Lynton House , 255-259 High Road, Ilford, Essex IG1 1NY

Reference: E0429/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at Unit P2 P3 Q3, Pegasus Works, Roebuck Road, Hainault, Ilford IG6 3UG in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Secretary of State at the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that it will be received by post/electronic transmission by the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 9, Nutter Lane, Wanstead, London, E11 2HY (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the material change of use of the single storey outbuilding to use as a self-contained unit of residential accommodation.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breaches of planning control have occurred within the last four years.

1. The unauthorised change of use of the outbuilding to use as self-contained residential unit of accommodation is considered to be unacceptable and out of character with the prevailing pattern of development in this location, it has serious and adverse effect on the amenities enjoyed by occupants of neighbouring properties, provides an unsatisfactory unit of accommodation and is contrary to policies LP7, LP26 and LP29 of the Redbridge Local Plan (2018), and policy D6 of the London Plan (2021).

2. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use as separate residential use;
- ii. Remove all fixtures and fittings to facilitate the separate residential; including the kitchen; and
- iii. Clear all resultant debris.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than one year of the date that the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 2nd March 2023 unless an appeal is made against it beforehand.

Dated: 02-February-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh

Email Address: Kathy.Schuh@redbridge.gov.uk

Telephone Number: 0208 708 2234

Reference: E0433/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0433/22; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 5th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Material Change of use

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 12, Portman Drive, Woodford Green, IG8 8QN shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the material change of use from a single family dwelling house to 2 self contained units.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The internal space standards and amenity provisions are insufficient for the use of the extension as a self-contained unit and the development is contrary to Local Plan Policy LP6, LP26 and LP29 of the Redbridge Local Plan 2015-2030 (2018) and Nationally described space standards and Policy 3.5 of the London Plan (2016) Policy 3.5.
3. The creation of two units by reason of the location has an adverse effect on the character of the area generally, and on the amenities enjoyed by occupants of neighbouring property in particular, by reason of increased activity, noise and general disturbance. This is contrary to policy LP26 of the Redbridge Local Plan 2015-2030 (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the side extension/ garage as a self-contained unit.
- ii. Remove kitchen, kitchen cabinets and ancillary equipment from the side extension that facilitates the unauthorised use.
- iii. And Remove from the land all building materials and rubble arising from compliance with the step i above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 14th March 2019, unless an appeal is made against it beforehand.

Dated: 31st January 2019



Signed: Ciara Welehan

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, 11th Floor
Lynton House, 255-259 High Road, Ilford, IG1 1NY

Reference: E0440/18

EXPLANATORY ANNEX

Enforcement Notice relating to 12 Portman Drive, Woodford Green, IG8 8QN in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE-Material Change of Use

ISSUED BY: The London Borough of Redbridge (The Council)

- 1. THIS NOTICE** has been issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.
- 2. THE LAND TO WHICH THE NOTICE RELATES**

Land at 6 Lakeside Avenue, Ilford, IG4 5PJ shown edged in red on the attached plan (“the Land”).
- 3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Material change of use to a C1 Guest House
- 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.
 2. The Guest House (C1) has resulted in the loss of a satisfactory (C3) dwelling unit, of a type and in a location which the Council considers to be suitable for continued residential use in order to help meet the demand for such accommodation. Thus, it is contrary Policies LP2 and LP13 of the Local Plan.
 3. The Guest House (C1) use results in an over-intensification of the site and is out of character with the surrounding residential area. It has a serious and adverse effect on the amenities enjoyed by occupants of neighbouring properties in terms of noise and general disturbance due to the increased activity on site. Thus, it is contrary to Policies LP13 and LP24 of the Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use as a C1 guest house;

AND:

- (ii) Remove from the land all building materials and rubble arising from compliance with the step (i) above.

6. TIME FOR COMPLIANCE

Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 12th July 2019 unless an appeal is made against it beforehand.

Dated: 31st May 2019

Signed:



Brett Leahy

Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, Regeneration, Property & Planning
Place Directorate, London Borough of Redbridge, 11th Floor Lynton House, 255-259 High Road,
Ilford, Essex, IG1 1NN

Reference: E0451/17

EXPLANATORY ANNEX

Enforcement Notice relating to land at 6 Lakeside Avenue, Ilford, IG4 5PJ in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 280, Balfour Road, Ilford, Essex, IG1 4HZ, shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of a rear roof dormer.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the breach of planning control has occurred within the last four years.
2. The rear dormer, by reason of its size, scale and with no set back from the eaves is considered to be overly large and dominates the roof slope creating an incongruous addition which detrimentally impacts the character and appearance of the host building and the surrounding area contrary to SP3, and BD1 and BD5 of Council policy. It is contrary to Policy SP3 of the Core Strategy Development Plan Document (2008) and Policies BD1, BD5 of the Borough Wide Primary Policies Development Plan Document (2008), as well the Householder Design Guide Supplementary Planning Document (2012).

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the rear roof dormer

AND:

- (ii) Remove from the Land all resulting building materials and debris in compliance with step (i)

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 8th September 2017 unless an appeal is made against it beforehand.

Dated: 28th July 2017



Signed: Joanne Woodward

Strategic Head of Planning and Building Control

Address to which all communications should be sent:

Hannah Parker, Enforcement and Appeals Manager, London Borough of Redbridge, P.O. Box 2, Town Hall, 128-142 High Road, Ilford, Essex IG1 1DD

Reference: E0461/16

EXPLANATORY ANNEX

Enforcement Notice relating to land at 280, Balfour Road, Ilford, Essex, IG1 4HZ in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £344. You should pay the fee (£344) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- MATERIAL CHANGE OF USE

ISSUED BY: The London Borough of Redbridge (The Council)

1. THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 61 Colombo Road, Ilford, Essex IG1 4RH shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the material change of use of the single storey outbuilding to use as a self contained unit of residential accommodation.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The unauthorised change of use of the outbuilding to use as self-contained residential unit of accommodation is considered to be unacceptable and out of character with the prevailing pattern of development in this location, it has serious and adverse effect on the amenities enjoyed by occupants of neighbouring properties, provides an unsatisfactory unit of accommodation and is contrary to policies LP7 and LP26 of the Redbride Local Plan (2018), policy 3.5 of the London Plan (2016) and Nationally described space standards.
3. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use as residential use;
- ii. Remove all fixtures and fittings to facilitate the residential use;
- iii. Clear all resultant debris.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 10th of September 2020, unless an appeal is made against it beforehand.

Dated: 13th of August 2020

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0466/19

EXPLANATORY ANNEX

Enforcement Notice relating to 61 Colombo Road, Ilford, IG1 4RH in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £924. You should pay the fee (£924) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

- 1. THIS NOTICE** has been issued by the Council because it appears that there has been a breach of planning control under section 171A(1)(a) of the above Act, at the land described below. It is considered expedient to issue this notice having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.
- 2. THE LAND TO WHICH THE NOTICE RELATES**

Land at 49 Bedford Road, Ilford, IG1 1EJ shown edged in red on the attached plan (“the Land”).
- 3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

The unauthorised erection of a first floor rear extension
- 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.
 2. The first floor rear extension by reason of its excessive width and position on the shared boundary forms a dominant, visually intrusive development out of scale and character with the host property and the prevailing pattern of development in the area. Additionally, given its proximity to the shared boundary with the adjoining neighbour the extension is deemed to have an adverse impact on the amenity of no.47 Bedford Road creating an overbearing and unneighbourly addition. Consequently, the development is considered contrary to Policies LP26 and LP30 of the Local Plan.
 3. The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

(i) Build first floor extension in accordance with planning consent 0552/18;

OR

(ii) Remove the unauthorised first floor rear extension and make good any damage done;

AND:

(iii) Remove from the land all building materials and rubble arising from compliance with the steps (i) or (ii) above.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 12th July 2019 unless an appeal is made against it beforehand.

Dated: 31st May 2019



Signed:

Brett Leahy

Head of Planning and Building Control

Address to which all communications should be sent:

Simon Cullen, Enforcement and Appeals Manager, Regeneration, Property & Planning
Place Directorate, London Borough of Redbridge, 11th Floor Lynton House, 255-259 High Road,
Ilford, Essex, IG1 1NN

Reference: E0475/18

EXPLANATORY ANNEX

Enforcement Notice relating to land at 49 Bedford Road, Ilford, IG1 1EJ in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Sports Ground Rear Of Brandville Gardens, Woodville Gardens, Barkingside, Ilford (“the land”) and domestic garage site and access path shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission: the

1. construction of open-air storage structures within 2 metres of a property boundary; and
2. part creation of a track across a sports ground; and
3. material change of use from domestic garage site to include open-air storage and distribution of building materials; and
4. material change of use of a sports ground to open-air storage and distribution of materials.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last ten years.
2. The surrounding area of the site is residential in nature, and not within a Strategic Industrial Location or Local Business Area. The change of use is not compatible with

the surrounding area. The development is contrary to Policies LP14 and LP26 of the Council's Local Plan.

3. The open-air storage and distribution use (B8) by reason of its location, use, and operating hours has resulted in an inappropriate use in a residential area and has a significant and adverse impact on the amenity of neighbouring residential properties, in particular, numbers 2-20 Woodville Gardens, 18 – 30 Geariesville Gardens, as well as numbers 2-40 Greenleaf Drive and 14-48 Brandville Gardens. The noise and amenity impacts have gone beyond the site boundary and exacerbated this impact on residential neighbours abutting or close to the site, contrary to Policies LP24 and LP26 of the Council's Local Plan.
4. The construction of the open storage structure to the rear of 2 Woodville Drive has adversely impacted the adjoining properties through adverse outlook and amenities, contrary to LP26 of the Council's Local Plan.
5. The creation of a path for use by heavy duty vehicles and use of the playing field for storage and distribution of materials has led to the loss of the playing field for future use; and the use is not compatible with the surrounding area which is residential in nature, and not within a Strategic Industrial Location or Local Business Area. The change of use is not compatible with the surrounding area. The development is contrary to Policies LP14, LP26, LP35 and LP39 of the Council's Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the open-air storage structures in their entirety;
- (ii) Cease the use of the domestic garage site for open air storage and distribution of building materials; and
- (iii) Cease the use of the playing field for open air storage and distribution of building materials; and
- (iv) Remove any and all building materials from site.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than within 2 months of the date that the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 2nd of April 2023 unless an appeal is made against it beforehand.

Dated: 02-March-2023

Signed:

Signed:



Sharon Blaize
Enforcement and Technical Manager

Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House - 11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0483/22

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0483/22; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 5th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

SECTION 215 (UNTIDY LAND) NOTICE

SERVED BY: The London Borough of Redbridge (the Council)

1. THIS NOTICE is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND:

Land at 112 Norfolk Road, Seven Kings, Ilford, IG3 8LJ shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO:

The Council requires the following steps to be taken for remedying the condition of the land:

- i) Remove from the site, to an authorised place of disposal, all debris and waste materials. Materials to be removed will include rubbish, timber, plastic, and metal.
- ii) Upon completion of step i) above, cut down and remove all overgrown vegetation from the site.

4. WHEN YOU MUST COMPLY:

Steps i) and ii) above to be complied with in full no later than one month of the date on which this notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT:

The notice takes effect on 15th May 2018.

Dated 17th April 2018

Signed:



Joanne Woodward

Strategic Head of Planning and Building Control

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF REDBRIDGE

1. THIS IS A FORMAL NOTICE issued by the London Borough of Redbridge (“the Council”) because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 408, Ley Street, Ilford, IG2 7BS (“the land”) shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of property from dwellinghouse (Use class: C3) to a large house of multiple occupation (Use class: Sui Generis).

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.
2. The use of the dwelling as a large house of multiple occupation has resulted in a material change of character of the site and adversely affected the amenities of the occupants of the site as well as occupiers of neighbouring properties, by reason of substandard living conditions, increased activity, noise and general disturbance, contrary to policies LP6, LP23 and LP26, LP29 of the Redbridge Local Plan (2018), having regard to the Housing Design SPD (2019).

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the dwelling as a large house of multiple occupation; and
- (ii) Remove all partitions, fixtures and fittings in association of the large HMO, including the top floor cooker; and
- (iii) Clear resultant debris from requirements (i) and (ii).

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than within six months of the date that the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 9th of March 2023 unless an appeal is made against it beforehand.

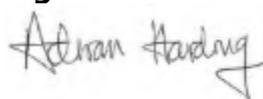
Dated: 9-February-2023

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building Control

On Behalf of:

London Borough of Redbridge
Planning and Building Control
Regeneration and Property Planning
Lynton House -11th Floor,
255-259 High Road
Ilford
Essex
IG1 1NY

Nominated Officer: Kathy Schuh
Email Address: Kathy.Schuh@redbridge.gov.uk
Telephone Number: 0208 708 2234
Reference: E0491/19

ANNEX

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Under Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you):

- 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 or, as the case may be, the condition or limitation concerned ought to be discharged;
- a) that those matters have not occurred;
- b) that those matters (if they occurred) do not constitute a breach of planning control;
- c) 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;
- d) that copies of the enforcement notice were not served as required by Section 172;
- e) that the 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;
- f) that any period specified in the notice in accordance with Section 173(9) falls short of what should reasonably be allowed.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days. If you want to appeal against this enforcement notice you can do it:

- online at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or

- by getting enforcement appeal forms by phoning the planning inspectorate on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

In exceptional circumstances you may give notice of appeal by letter. You should include:

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

You must ensure that the planning inspectorate receive your appeal before the effective notice outlined on this notice (paragraph 7). This should immediately be followed by the completed appeal forms. Address all Planning Inspectorate correspondence to CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0491/19; or by cheque (made payable to the 'London Borough of Redbridge') sent with a covering letter to Planning Appeals, Planning Enforcement, Lynton House - 5th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY. Joint appellants need only pay one set of fees.

WHAT HAPPENS IF YOU DO NOT APPEAL?

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE- Operational Development

ISSUED BY: The London Borough of Redbridge (The Council)

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) of the above Act, at the land described below. The Council consider that it is expedient to issue this notice, having regard to the provisions of the Development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at, 27, Buntingbridge Road, Barkingside, Ilford, IG2 7LW shown edged in red on the attached plan ("the Land").

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the construction of a two storey dwelling.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breaches of planning control have occurred within the last four years.
2. The two storey dwellinghouse, through its incorrect siting and extended depth at first floor level, adversely impacts on the neighbour at number 29, contrary to policies LP26 & LP30 of the Redbridge Local Plan (2018), by reason of loss of light and outlook to the neighbouring dwelling.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove dwelling in its entirety and
- ii. Clear all debris arising from above requirements.

6. TIME FOR COMPLIANCE

Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9th of December 2019, unless an appeal is made against it beforehand.

Dated: 11th of November 2019

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning and Building Control
Regeneration and Property
London Borough of Redbridge
Planning Enforcement, Lynton House - 11th Floor, 255-259, High Road, Ilford, Essex, IG1 1NY

Nominated Officer: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0495/19

EXPLANATORY ANNEX

Enforcement Notice relating to 27, Buntingbridge Road, Barkingside, Ilford, IG2 7LW in the London Borough of Redbridge

This local planning authority, the London Borough of Redbridge, has issued an enforcement notice relating to the above land and a copy of that notice is now served on you as you have an interest in the land. Copies of the notice have also been served on the parties listed at the end of this annex who, it is understood, also have an interest in the land.

Please find enclosed a copy of Sections 171A, 171B and 172 to 177 Town and Country Planning Act 1990 (as amended) which includes the following information:-

YOUR RIGHT OF APPEAL

There is a right of appeal to the Planning Inspectorate against the notice. Unless an appeal is made, as described below, the notice will take effect on the effective date and you must then ensure that the required steps, for which you may be held responsible, are taken within the period specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so it will be delivered by post or electronic submission to the Planning Inspectorate before the effective date.

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee. The total fee payable in this case is £412. You should pay the fee (£412) to the London Borough of Redbridge (made payable to the 'London Borough of Redbridge'). Joint appellants need only pay one set of fees.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the effective date and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice.