

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 74 Gaynes Hill Road, Woodford Green, IG8 8HU shown edged in red on the attached plan ("the Land").
- 3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

The erection of an unauthorised single storey side extension measuring approximately 7.4m in depth, 3.8m in width and 2.5m in height built onto a previously approved two-storey side extension, outlined in blue on 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 unauthorised single storey side extension by reason of its design and external appearance, is an intrusive development, out of character with the prevailing pattern of development in the locality as well as having a significant adverse impact on the character of the host property, streetscene and Woodford Bridge Conservation Area. Thus, it is contrary to Policy LP26, Policy LP30, and Policy LP33 of the Redbridge Local Plan 2015 – 2030.
 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) Remove the single storey side extension outlined in blue on attached plan and make good any damage done

AND:

- (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 the 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: E0496/17

EXPLANATORY ANNEX

Enforcement Notice relating to land at 74 Gaynes Hill Road, Woodford Green, IG8 8HU
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 342, Green Lane, Seven Kings, Ilford, IG3 9JR (“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 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).

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.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 6 months from the date the notice becomes effective.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 29th of April 2023 unless an appeal is made against it beforehand.

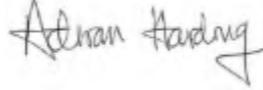
Dated: 29-Mar-2023

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: E0499/18

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: E0499/18; 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 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.

2. THE LAND:

Land at 104, Rushden Gardens, Clayhall, Ilford, IG5 0BW 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 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, household items and waste materials.

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:

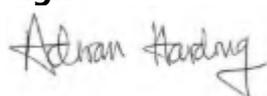
The notice takes effect on 29th March 2023.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building
Control

Dated: 29 March 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)

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 269 Green Lane, Seven Kings, Ilford, IG3 9TN (“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 06/11/2017 for change of use from flower shop (A1) to tyre fitters (sui generis). Four roller shutters to front elevation. Alterations to fenestrations, reference 3223/17.

4. THE BREACH OF CONDITION

The following conditions have not been complied with: 4

The storage of tyres shall only be within the hereby permitted building and no where else within the site such as on the roof of the premises.

Reason: In order to ensure the proposal accords with the terms of the application.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in paragraph 3 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 all tyres from the roof any buildings located within the land; AND
- (ii) Ensure that they are stored within the buildings

6. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by: 7th February 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: 07/01/2020

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: E0500/19

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- 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, Rear of and 4, Grove End, South Woodford, London, E18 2LE 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 conversion of the two storey building to the rear with maximum height of 5.5 metres, eaves height of 4.5 metres, depth of 4.3 metres and length of 10 metres (as outlined in blue) into self- contained habitable use.

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 habitable use of the outbuilding as a two bedroom self-contained dwelling provides substandard accommodation as a result of lacking outlook and poor natural lighting, contrary to the National Planning Policy Framework, the Technical Housing Standard – Nationally Described Space Standard and Policies 3.5 of the London Plan and Policy LP29 of the Council's Local Plan.
3. The conversion of the outbuilding into two storey self-contained accommodation, adversely affects the private amenities of neighbouring property, namely numbers 2 Grove End as a result of loss of privacy, contrary to Policy LP26 of the Council's Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the habitable use of the outbuilding;
- ii. And remove all associated internal partitions and fitting used for primary living accommodation;
- 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

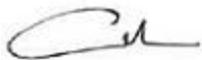
Within 9 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9th of July 2020, unless an appeal is made against it beforehand.

Dated: 9th April 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: E0502/18

EXPLANATORY ANNEX

Enforcement Notice relating to 4 Grove End, London E18 2LE 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: 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, 11a Benton Road, Ilford, IG1 4AT 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 unauthorised subdivision 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 conversion of the single family dwelling house into four self contained flats does not meet the required internal residential standards and has insufficient provisions for internal and external amenity space. This has lead to sub-standard living accommodation to the detriment of current and future occupiers, contrary to Redbridge Local Plan (2018) Policies LP26, LP29 and London Plan (2016) Policy 3.5.
 3. The conversion involves the loss of a large single dwelling house which the Council considers to be an inappropriate change of use that is out of character with the prevailing pattern of development in the surrounding area and has adverse effect on the amenities enjoyed by neighbouring properties in particular; by reason of increased activity, noise and general disturbance, contrary to Redbridge Local Plan (2018) policies LP6, LP26 and London Plan (2016) Policy 7.4.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the premises as 4 self contained flats and revert back to a single dwelling house.
- ii) Remove from all partitions, fixtures and fittings relative to the conversion;
- 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 15th of June 2020, unless an appeal is made against it beforehand.

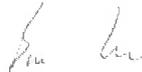
Dated: 14th of May 2020

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: E0502/19

EXPLANATORY ANNEX

Enforcement Notice relating to 11a Benton Road, Ilford, Essex, IG1 4AT 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)

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

Premises on 2nd floor at Development At William Court 122, Crown Road, Barkingside, Ilford (“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 28 March 2019 for “Development to an existing block to create 1x1 bedroom and 1x2 bedroom apartments on top of the existing building together with associated external works and alterations”, Application number 5259/18.

4. THE BREACH OF CONDITION

The following condition has not been complied with:

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 19/0225/01, 19/0225/02, 19/0225/03 REV B EXISTING SITE PLAN, 19/0225/03 REV C PROPOSED SITE PLAN, 19/0225/04 REV B, 19/0225/05, 19/0225/06, 19/0225/07 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:

Amend the layout, so that it accords with proposed floor plans as approved under plan reference 19/0225/04.

6. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by: within 6 months of the date that the notice 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 -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: E0506/22

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 6 Park Road Ilford IG1 1SD 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 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 secures a connection between two residential dwellings (4 and 6 Park Road) merging them into a single house and losing one house in the process. Thus, the development is contrary to policy LP2 of the Local Plan involving the net loss of residential accommodation.
3. By reason of the use of external materials of white UPVC framed windows and flat roof design the extension is a discordant addition to the house harmful to its appearance and terrace it belongs contrary policies LP26 and LP30 of the Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

(i) Demolish the two storey rear extension in its entirety.

(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: E0513/19

EXPLANATORY ANNEX

Enforcement Notice relating to 6 Park Road, Ilford IG1 1SD 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)

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 1 to 3 Station Approach, Wanstead, London, E11 1QE 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 extension comprising metal frame and coverings with windows, 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 extension, 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 to Policies LP26 and LP28 of the Local Plan.
 3. 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 extension and associated fixings, 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 12th April 2019 unless an appeal is made against it beforehand.

Dated: 01/03/2019

Signed:



Brett Leahy

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: E0519/17

EXPLANATORY ANNEX

Enforcement Notice relating to land at 1 to 3 Station Approach, Wanstead, London, E11 1QE 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 To The North Side Of, Clayhall Avenue, Clayhall, 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 from domestic garages to open air storage and distribution of building 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 to the side and rear of the site is predominantly 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 use (B8) by reason of its location, use, and operating hours have resulted in an inappropriate use in a predominantly residential area and has a significant and adverse impact on the amenity of neighbouring residential properties, in particular, 235-241 Clayhall Avenue, 243 Clayhall Avenue, and 41-45 Cottesmore Avenue. The noise, dust, and particle emissions 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 B8 accommodation on site has had unacceptable safety impacts on the highway network to pedestrians accessing local shops and other highway users. Contrary to paragraph 108 criterion b) and c) of the National Planning Policy Framework (2019), and Policy LP23 of the Council's Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the former garage site for open air storage and distribution of building materials; and
- (ii) Remove any such materials from site.

6. TIME FOR COMPLIANCE

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

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 10th of December 2022 unless an appeal is made against it beforehand.

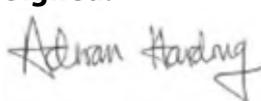
Dated: 10-Nov-2022

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: E0522/20

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: E0522/20; 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, 80 Norfolk Road, Seven Kings, Ilford, Essex IG3 8LH 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 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 conversion would involve the loss of a large single family 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 of the Redbridge Local Plan and London Plan policy 7.4 (2016).

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the property as three self-contained flats and revert the property into a single dwelling house.
- ii) Remove from all partitions relative to the conversion into flats

- iii) Clear from the land all building materials and rubble arising from compliance with the step i and ii.

6. TIME FOR COMPLIANCE

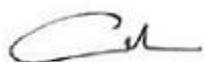
Within 6 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9th November 2019, unless an appeal is made against it beforehand.

Dated: 8th 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: E0528/19

EXPLANATORY ANNEX

Enforcement Notice relating to 80, Norfolk Road, Seven Kings, Ilford, IG3 8LH 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- 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, 63 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 use of an outbuilding for habitable use.

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 use of the outbuilding as a residential annexe adversely impacts on the amenity of nearby residents from the resulting intensification of the site and the increased noise and disturbance associated with the activity of the habitable use, thus the residential use is contrary to Policy LP7 of the Redbridge Local Plan 2015-2030 (2018).
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: E0536/19

EXPLANATORY ANNEX

Enforcement Notice relating to 63 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)**

SECTION 215 NOTICE

Notice Requiring Proper Maintenance of Land on 38 Trehearn Road, Hainault, IG6 2NN

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

38 Trehearn Road, Hainault, IG6 2NN (“the land”) shown edged 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 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 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.
- a) 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.
- b) 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 22/12/2021, unless an appeal is made against it beforehand.

Dated: 24/11/2021

Signed:

Signed:



Sharon Blaize
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: Samir Aboulainaf

Telephone Number: 0208 708 2464

Reference: E0541/21

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

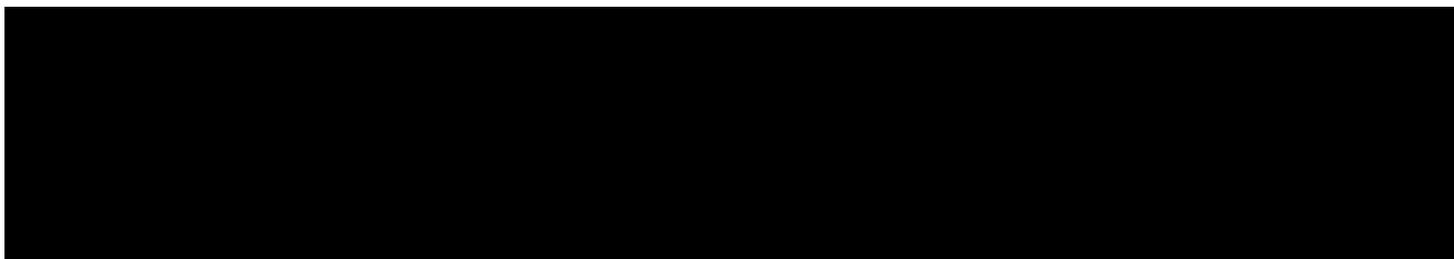
S218 – Further appeal to the Crown Court

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 – Unauthorised 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 225-227, Ley Street, Ilford, IG1 4BL shown edged in red on the attached plan ("the Land").

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

The erection of a single storey front extension with an overall height of 3m, width of 12.4m and a maximum depth of 3.3m, incorporating roller shutters and a 1m high boundary brick wall which encloses the front and both flanks of the shop front outlined in blue.

4. REASONS FOR ISSUING THIS NOTICE

- (i) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (ii) The extension incorporating roller shutters, given its poor design, use of inappropriate materials, forward projection and scale, appears as a visually intrusive feature that is detrimental to the character of the host building and the visual amenity of the locality / streetscene. The extension is built over the existing public footway, unacceptably reducing the space available for pedestrians and increasing the risk of conflict on this corner / road junction, detrimental to the safety of pedestrians and other road users. The proposal is contrary to Policies LP9, LP23, LP26 and LP28 of the Council's Adopted 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 single storey front extension incorporating roller shutters outlined in blue on the attached plan.

AND:

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

6. TIME FOR COMPLIANCE

Within **three months** from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **28th June 2019** unless an appeal is made against it beforehand.

Dated: 17th 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: E0554/18

EXPLANATORY ANNEX

Enforcement Notice relating to land at 225-227, Ley Street, Ilford, IG1 4BL 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)

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 14, Galsworthy Avenue, Chadwell Heath, Romford, RM6 4QA 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:**

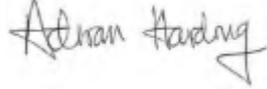
The notice takes effect on **17^h February 2023**.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building
Control

Dated: 20th January 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 within 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 38 Norfolk Road, Seven Kings, Ilford, IG3 8LQ (“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

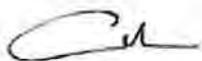
The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

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

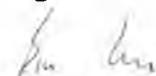
Dated: 24th of September 2020

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: E0550/19

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: E0550/19; 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 – Unauthorised 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 225-227, Ley Street, Ilford, IG1 4BL shown edged in red on the attached plan ("the Land").

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

The erection of a single storey front extension with an overall height of 3m, width of 12.4m and a maximum depth of 3.3m, incorporating roller shutters and a 1m high boundary brick wall which encloses the front and both flanks of the shop front outlined in blue.

4. REASONS FOR ISSUING THIS NOTICE

- (i) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (ii) The extension incorporating roller shutters, given its poor design, use of inappropriate materials, forward projection and scale, appears as a visually intrusive feature that is detrimental to the character of the host building and the visual amenity of the locality / streetscene. The extension is built over the existing public footway, unacceptably reducing the space available for pedestrians and increasing the risk of conflict on this corner / road junction, detrimental to the safety of pedestrians and other road users. The proposal is contrary to Policies LP9, LP23, LP26 and LP28 of the Council's Adopted 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 single storey front extension incorporating roller shutters outlined in blue on the attached plan.

AND:

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

6. TIME FOR COMPLIANCE

Within **three months** from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **28th June 2019** unless an appeal is made against it beforehand.

Dated: 17th 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: E0554/18

EXPLANATORY ANNEX

Enforcement Notice relating to land at 225-227, Ley Street, Ilford, IG1 4BL 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 27 Kilmartin Road, Goodmayes, Ilford, IG3 9PF (“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: E0558/19

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: E0558/19; 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 142, Ilford Lane, Ilford, IG1 2LG (“the land”) shown edged red on the attached plan.

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

Without permission the erection of a front 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. Due to the proposals fixed nature the front extension would be grossly detrimental to the visual amenity and character of the street by damaging the style and symmetry and openness of the frontages within this parade and frontages and the street scene. Contrary to Policies LP26 and LP28 of the Redbridge Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

1. Remove the front extension in its entirety.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than **14th December 2022**

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on **14th October 2022** unless an appeal is made against it beforehand.

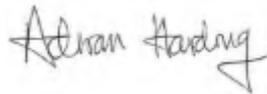
Dated: 16-Sep-22

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: E0558/21

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:

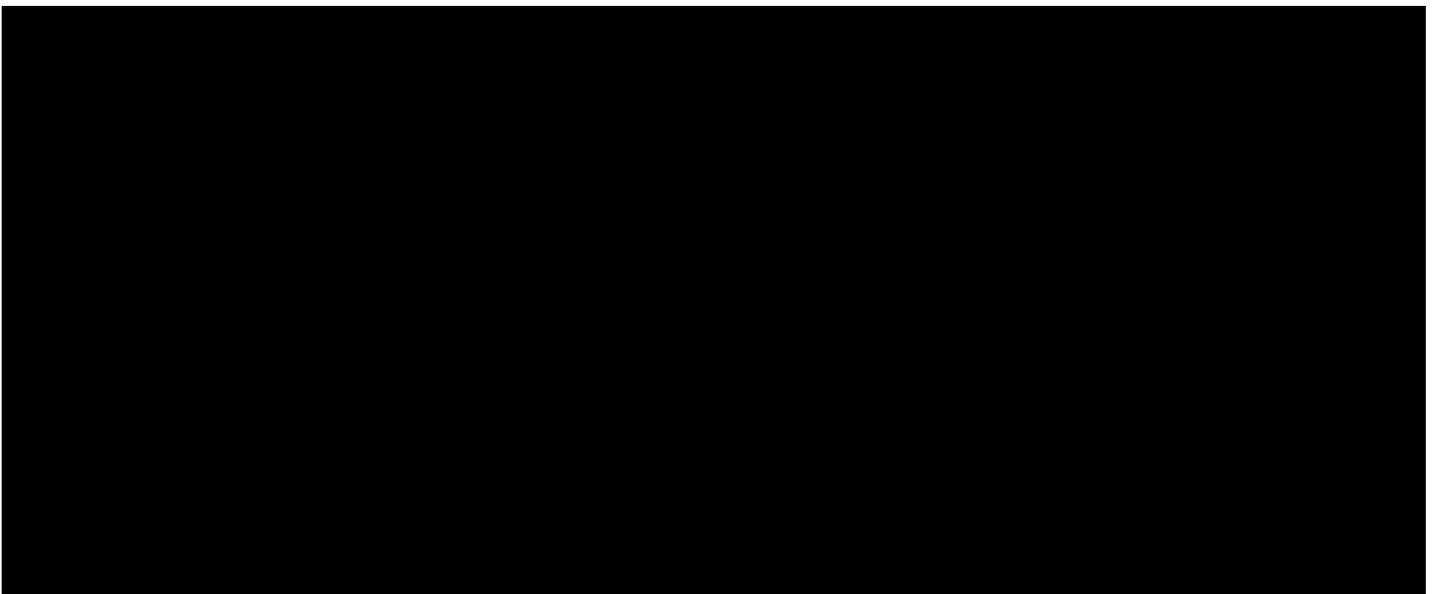
- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

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 £924. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0558/21; 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, 7 Katherine Gardens, Hainault, Ilford, IG6 2LF 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 rear extension that extends 4.2 metres to the rear with approximate maximum height of 3.8 metres and eaves height of 3.6 metres, as measured from natural ground level.

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 height and positioning along the property boundary adversely affected the neighbouring property at number 5 Katherine Gardens and caused loss of light to and outlook from 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 single storey rear ground floor extension 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 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: E0559/19

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 £412. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0559/19; 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 1 Lombardy Close Hainault Ilford IG6 2AT 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 alteration of roof to incorporate a roof dormer

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 alteration to the roof, by reason of its position, size, design and appearance, would be intrusive alterations, out of scale and character with this and neighbouring dwellings, as well as having an adverse effect on the visual amenities of the locality, failing to preserve or enhance the character and appearance of the Claybury Conservation Area. Thus, it is contrary to Policies LP26, LP30, LP33 of the Local Plan and Policies 7.4 and 7.8 of the London Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Demolish the roof dormer located on the east elevation

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 1st August 2020 unless an appeal is made against it beforehand.

Dated: 29/06/2020

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: E0568/19

EXPLANATORY ANNEX

Enforcement Notice relating to 1 Lombardy Close, Hainault, Ilford, IG6 2AT 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 674 High Road, Buckhurst Hill, Essex IG9 5HN (“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 unauthorised use of the land for waste disposal and installation of a modular building

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 unauthorised modular building is out of character with the prevailing pattern of development within the locality and is of a poor quality design contrary to Policy LP26 of the Redbridge Local Plan 2015-2030.
3. The unauthorised use of the land for waste disposal in close proximity to residential properties has a serious detrimental impact on neighbouring amenity in terms of noise, disturbance and outlook, and is out of character with the locality, contrary to Policies LP24 and LP26 of the Redbridge Local Plan 2015-2030.
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 unauthorised use of the land for waste disposal;

AND:

- (ii) Remove the unauthorised modular building and anything that facilitates the unauthorised use from the land;

AND:

- (iii) Remove from the land, to an authorised place disposal, all waste and cut back all overgrown vegetation (i.e grass and weeds) on the land.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 3 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 20th December 2019, unless an appeal is made against it beforehand.

Dated: 22nd 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: James Taylor
Telephone Number: 0208 708 2294
Reference: E0571/19

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: E0571/19; 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 553 High Road, Ilford, IG1 1TZ (“The Cauliflower”)

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

553 HIGH ROAD, ILFORD, IG1 1TZ (“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 overgrown vegetation, including weeds and grass.
2. Remove dilapidated timber extension, construction waste and all other items of waste from the site.
3. 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 4 March 2020, unless an appeal is made against it beforehand.

Dated: 04/02/2020

Signed:



Simon Cullen

Signed:



Brett Leahy

Planning Enforcement and Appeals Manager

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: Phoebe Jarvis

Telephone Number: 020 8708 6592

Email: Phoebe.Jarvis@redbridge.gov.uk

Reference: E0582/18

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

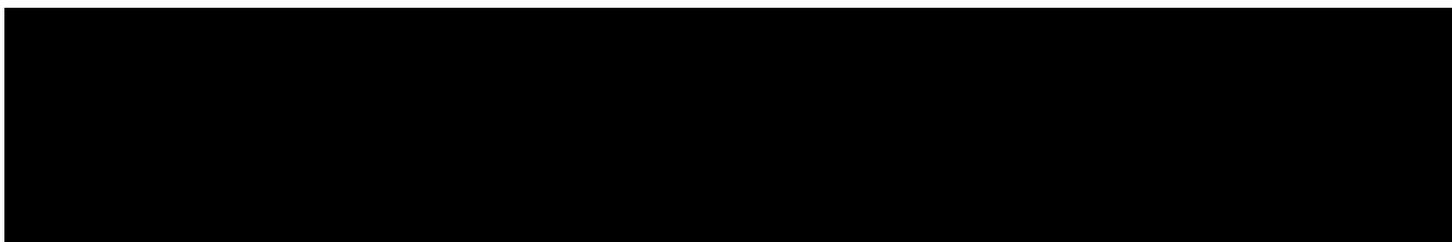
S218 – Further appeal to the Crown Court

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, 6 Hastings Avenue, Barkingside, IG6 1DZ 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 of the outbuilding as a self-contained unit of residential accommodation; and
- ii) Remove from the outbuilding all facilities to accommodate residential use including kitchen, appliances, stove, oven and sink.
- iii) Remove from the land all building materials arising from compliance with steps (i)-(ii) above leaving the land in a tidy condition.

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: 16th of March 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: E0583/19

EXPLANATORY ANNEX

Enforcement Notice relating to 6 Hastings Avenue, Barkingside, IG6 1DZ 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: 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, 70, Donald Drive, Chadwell Heath, Romford, RM6 5DU 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 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 (2006) 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 9 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9th of July 2020, unless an appeal is made against it beforehand.

Dated: 9th April 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: E0584/19

EXPLANATORY ANNEX

Enforcement Notice relating to 70, Donald Drive, Chadwell Heath, Romford, RM6 5DU 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 151, Beehive Lane, Ilford, IG4 5DX (“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 a single storey rear/side infill extension;
- The change of use of the ground floor side and the upper floor premises from retail to a large house of multiple occupation (Sui Generis use).

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 single storey infill extension of the property to the rear, by reason of excessive depth and position close to the outbuilding, is an intrusive addition, out of scale and character with surrounding properties, as well as having serious and adverse effect on the amenities enjoyed by occupiers of the host and neighbouring properties, causing an increased sense of enclosure and loss of outlook, contrary to policy LP26 of the Redbridge Local Plan (2018).

3. The use of the ground floor side and first and second floors above the restaurant 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 policies LP24 and LP26 of the Council's Local Plan and the Housing Design Guide (2019).

5. The use of the property 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 Standards (2016) and London Plan (2021).

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. YOU ARE REQUIRED TO DO

- i) Remove the unauthorised rear/side infill extension as shown in red (see appendix 1).
- ii) Cease the sui generis use of the premises.
- iii) Clear from the land all building materials and rubble.

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 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: E0602/19

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: E0602/19; 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 129, Coventry Road, 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 extension of the outbuilding and material change of use of the outbuilding to self contained units of 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 single storey rear extension to the existing outbuilding has had a serious and adverse effect on the amenity of the locality enjoyed by neighbouring residents and has resulted in harm to the amenity of neighbouring residents by reason of increased noise, comings and goings to the site and vehicular disturbance at the site. Thus, it is contrary to policy LP7 and LP26 of the Redbridge Local Plan.

3. The layout of the extension fails to be ancillary to the host dwelling due to the independent access to the site and level of facilities provided at the site including a full shower room, therefore including all of the facilities necessary for independent residential habitation. Thus, it is contrary to Policies LP7 and LP26 of the Redbridge Local Plan.

4. The total depth of outbuilding is out of character with the surrounding properties in terms of scale and size, creating a bulky addition to the rear of the site, additionally evidence suggests that the use is not ancillary to that of the ground floor flat at No.129 Coventry Road. Therefore, it is contrary to Local Plan Policy LP7 and LP26.

5. The outbuilding extension, given that it appears to intend to serve an enlarged unauthorised self-contained dwellinghouse, by reason of the insufficient provision of internal space area, Outlook, Light and Privacy, has resulted in a sub-standard quality of residential accommodation, be detrimental to the amenities enjoyed by prospective occupants. Thus, it is contrary to Policy D6 of the London Plan, Local Plan Policy LP26 and LP29 and Appendix A of the Housing Design SPD guidance.

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) Demolish the extension to the outbuilding in its entirety; and
- (ii) Cease the unauthorised use; and
- (iii) Remove all access partitions, fixtures and fittings so that it is ancillary in use; and
- (iv) Clear all resultant debris.

6. TIME FOR COMPLIANCE

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

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 15th of July 2023 unless an appeal is made against it beforehand.

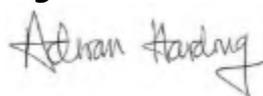
Dated: 15-June-2023

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: E0603/20

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: E0603/20; 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, 1 Goodmayes Lane, Goodmayes, Ilford, IG3 9PB 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 wooden gate with height above 1 metre and the erection of a single storey front 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 extension and front wooden gates, given the poor design, use of inappropriate materials, forward projection and scale, appears as a visually intrusive feature that is detrimental to the character and visual amenity of the locality / streetscene. The proposal is contrary to Redbridge Local Plan (2018) policies LP23, LP26 and LP30.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the unauthorised single storey front extension as outlined in blue on attached plan; and

- ii. Remove unauthorised front wooden gates or reduce the height to 1 metre;
- iii. Remove from the land all building materials from compliance with steps (i-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 12th of June 2022, unless an appeal is made against it beforehand.

Dated: 12th of May 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: E0609/20

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 £412. You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0609/20; 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.

- (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 692 694, Chigwell Road, Woodford Green, IG8 8AL (“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 construction of external higher walling around the existing flat roof, and that above the main entrance, as well as the construction of an unauthorised side extension and use of exterior stone cladding in the Woodford Bridge conservation area.

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 alterations to the building including higher walling surrounding the roof as well as the side extension on the eastern side of the main building, have harmed the appearance and undermined the character of the site, considered a landmark building for the area, and of the wider Woodford Bridge Conservation Area due to its position and designation, contrary to the policies LP26 and LP33 of the Local Plan and policies D3 and HC1 of the London Plan.

3. The alterations to the building along with choice of external materials including dark glass balustrades and externally bonded marble cladding that is not in character with the conservation area has harmed not only the original fabrique of the building, but also the integrity of the Woodford Bridge Conservation Area in this unique historic setting, opposite a group of listed cottages by a public green in an area on the Historic England 'Heritage at risk' register, contrary to the policies LP26 and LP33 of the Local Plan and HC1 of the London Plan.
4. The western side roof with high walling allows for more roof use for restaurant customers. This fails to comply with London Plan policy D13 on the "Agent of Change" principle whereby noise generating uses should put in place measures to mitigate and manage noise impacts to neighbours, being contrary to this and policy LP24 of the Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the external higher walling including that above the entrance and bring back to the original roof height; and
- ii. Remove the unauthorised side extension on the eastern side; and
- iii. Remove the external cladding; and
- iv. Clear all materials and debris from the site.

6. TIME FOR COMPLIANCE

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

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 15th July 2023 unless an appeal is made against it beforehand.

Dated: 15-June-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: E0615/21

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 (£468). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0615/21; 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 – Unauthorised 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 3, Jubilee Parade, Snakes Lane East, Woodford Green, IG8 7QF shown edged in red on the attached plan ("the Land").

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

The erection of a front canopy comprising a metal frame with metal roof covering and roller shutters 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 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 to Policies LP26 and LP28 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 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 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 **28th June 2019** unless an appeal is made against it beforehand.

Dated: 17th 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: E0620/18

EXPLANATORY ANNEX

Enforcement Notice relating to land at 3, Jubilee Parade, Snakes Lane East, Woodford Green, IG8 7QF 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 82 Vernon Road, Ilford, IG3 8DL shown edged in 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 property into flats.

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.

 3. The unauthorised change of use of the premises into flats does not meet the required internal residential standards as a result of insufficient provisions for internal space. This has lead to sub-standard living accommodation to the detriment of occupiers contrary to the London Plan (2016) policy 3.5 & policies LP6 & LP29 of the Redbridge Local Plan (2018).

 4. The unauthorised change of use has resulted in increased activity, noise and general disturbance that has adversely affected the amenities enjoyed by occupants of neighbouring properties and the area generally, contrary to polices LP6 and LP29 of the Redbridge Local Plan (2018).

 5. 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 premises as flats; and
- ii) Remove all kitchens, bathrooms; associated fixtures and fittings as well as partitions, associated with the conversion into flats;
- iii) Remove from the land all building materials arising from compliance with steps (i)-(ii) above leaving the land in a tidy condition.

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 29th of May 2021 unless an appeal is made against it beforehand.

Dated: 29th of April 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: E0634/18

EXPLANATORY ANNEX

Enforcement Notice relating to land at 82 Vernon Road, Ilford, IG3 8DL 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 £5544. You should pay the fee (£5544) 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 – Unauthorised 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 821 High Road, Ilford, IG3 8TD 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 extension comprising an ATM within a metal frame and metal roof covering.

- 4. REASONS FOR ISSUING THIS NOTICE**
 - (i) It appears to the Council that the above breach of planning control has occurred within the last four years.
 - (ii) The front metal extension incorporating an ATM, given its poor design, use of inappropriate materials, forward projection and scale, appears as a visually intrusive feature that is detrimental to the character of the host building and the visual amenity of the locality / streetscene. The Structure is built over the existing public footway, unacceptably reducing the space available for pedestrians and increasing the risk of conflict on this corner / road junction, detrimental to the safety of pedestrians and other road users. The proposal is contrary to Policies LP9, LP23, LP26 and LP28 of the Council’s Adopted 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 front metal extension incorporating an ATM in its entirety.

AND:

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

6. TIME FOR COMPLIANCE

Within **three months** from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **08/11/2019** unless an appeal is made against it beforehand.

Dated: 8th 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: Samir Aboulainaf

Telephone Number: 0208 708 6359

Reference: E0637/19

EXPLANATORY ANNEX

Enforcement Notice relating to land at 821 High Road Ilford, IG3 8TD 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 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: 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, 282 Henley Road, Ilford, IG1 2TW 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 outbuilding to repair shop for motorbikes and scooters.

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 conversion of an existing outbuilding to accommodate motorbike repair business in a predominantly residential area has had a serious and adverse effect on the amenity of neighbouring occupiers to the side and rear in Henley Road and Mortlake Road. The change of use has resulted in an increased level of noise and general disturbance at the property, detrimental to the amenity and enjoyment of residents' gardens, contrary to policies PL24 and LP26 of the Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- i. Cease the use of the rear outbuilding as a repairs shop; and
- ii. Remove any associated equipment in relation to the unauthorised use as repair shop.

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: E0653/20

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:

E0653/20; 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: 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, 120 – 122 Hampton Road, Ilford, Essex, IG1 1PR 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 unauthorised conversion of number 122 into two flats and the extension to the front and habitable use of the ground floor retail unit at number 120 Hampton Road, Ilford.

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 extension of the property to the front is to the detriment of the host property as well as surrounding properties, contrary to Redbridge Local Plan (2018) Policies LP26 and LP30.
3. The extension of the property to the rear is to the detriment of the host property as well as surrounding properties, contrary to Redbridge Local Plan (2018) Policies LP26 and LP30.
4. The unauthorised change of use into flats does not meet the required residential standards as a result of insufficient amenity provisions. This has led to sub-standard living accommodation to the detriment of occupiers and resulted in increased activity, noise and general disturbance that has adversely affected the amenities enjoyed by occupants of neighbouring properties and the area generally, contrary to policies LP6 and LP29 of the Redbridge Local Plan (2018).

5. The unauthorised residential use of the ground floor retail unit is to the detriment of the host property and has adversely affected the amenities enjoyed by occupants of neighbouring properties and the area generally, contrary to polices LP6 and LP29 of the Redbridge Local Plan (2018).
6. The construction of an authorised outbuilding by reason of excessive footprint, height and proximity to the host properties detracts from the main dwelling house and has lead to an inappropriate and over intensive use of the site, contrary to polcies LP7 and LP26 of the Redbridge Local Plan (2018).

5. WHAT YOU ARE REQUIRED TO DO

- i) Remove the unauthorised front extension in its entirety;
- ii) Remove the unauthorised ground floor rear extension in its entirety;
- iii) Cease the use of the premises as flats and its occupation by more than 1 household;
- iv) AND remove from all partitions, fixtures and fittings relative to the conversion into flats;
- v) AND cease the unauthorised residential use of the ground floor retail unit;
- vi) AND demolish the outbuilding in its entirety;
- vii) AND clear from the land all building materials and rubble arising from compliance with the steps i-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 17th of February 2020, unless an appeal is made against it beforehand.

Dated: 20th of January 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: E0669/19

EXPLANATORY ANNEX

Enforcement Notice relating to 120-122 Hampton Road, Ilford, Essex, IG1 1PR 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 £814. You should pay the fee (£814) 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, 425 High Road, 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 part change of use of ground floor retail (A1) to three 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 internal space standards and amenity provisions are insufficient for the use of the rear of the ground floor shop as three self-contained units 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 the London Plan (2016).
3. The creation of three 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 ground floor as three self-contained units.
- ii. Remove all partitions, kitchens and ancillary equipment relative to the conversion of the ground floor rear into flats;
- 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 13th of April 2020, unless an appeal is made against it beforehand.

Dated: 16th March 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: E0679/19

EXPLANATORY ANNEX

Enforcement Notice relating to 425 High Road, Ilford IG1 1TR 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)**

SECTION 215 NOTICE

Notice Requiring Proper Maintenance of Land on West Side of 144 B Richmond Road, Ilford, IG1 1JS

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 ON THE LANE WEST SIDE OF 144B, RICHMOND ROAD, ILFORD, IG1 1JS (“the land”) shown edged blue 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 all household waste and building debris from the land outlined on the map.
2. 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.
- a) 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.
- b) 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 05/03/2020, unless an appeal is made against it beforehand.

Dated: 04/02/2020

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: Samir Aboulainaf

Telephone Number: 0208 708 2464

Reference: E0683/19

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

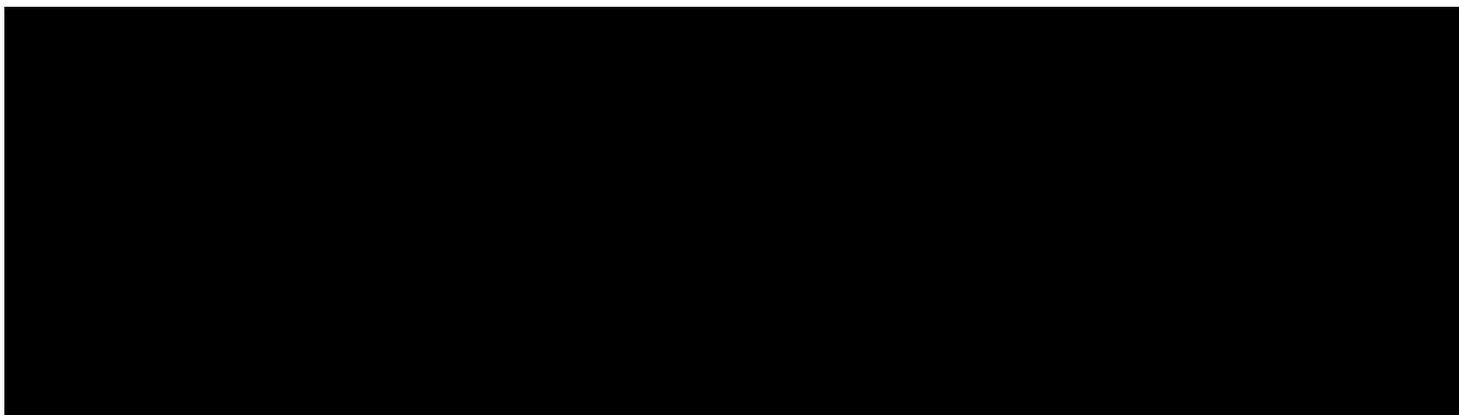
S218 – Further appeal to the Crown Court

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- 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 251 Cranbrook Road Ilford IG1 4TG 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 to a shisha café (Sui Generis) and the erection of forecourt extension.

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. It appears to the Council that the breach of planning control for the forecourt extension has occurred within the last four years.
3. 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.
4. The forecourt extension by reason of its poor design, use of inappropriate materials, forward projection and scale, would appear as a dominant and visually intrusive feature detrimental

to the character of the host building and the visual amenity of the locality/ street scene. The forecourt extension is therefore contrary to policy LP26 of the Council's Adopted 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 to that relates to the Shisha café from the land
- (iii) Demolish the forecourt extension

AND:

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

6. TIME FOR COMPLIANCE

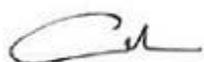
Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

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

Dated: 28/07/2020

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: E0686/18

EXPLANATORY ANNEX

Enforcement Notice relating to 251 Cranbrook Road , Ilford, IG1 4TG 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 8 Gales Way Woodford Green IG8 8NW 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 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 roof terrace would be visually intrusive and an incongruous addition to the house, out of character with existing and surrounding dwellings and have a serious and adverse effect on the amenities enjoyed by occupants of no. 7 Gale Road in terms of overlooking and hence the loss of privacy . Thus, it is contrary to Policies LP26 and 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) Cease the use of the roof as a roof terrace
- (ii) Remove the metal balustrade
- (iii) Install a Juliet balcony on the door

AND:

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

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.

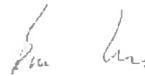
Dated: 20/11/2020

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: E0689/19

EXPLANATORY ANNEX

Enforcement Notice relating to 8 Gale Way Woodford Green IG8 8NW 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 (shown edged red on the attached plan) at 5A Jubilee Market, St Barnabas Road, Woodford Green, IG8 7BZ (the unit) shown edged blue 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 Class A1 (retail) to residential (C3).

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 unauthorized change of use of this garage unit to residential accommodation (C3) is out of character with the prevailing pattern of development in this location and would have an adverse impact on the amenity of future occupants contrary to Policies LP26 and LP29 of the Local plan and Policy 3.5 of the London Plan 2016.

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 a residential unit (C3)
- (ii) Remove all fixtures and fittings that facilitate the use as a residential (C3) unit

AND

- (iii) Clear resultant debris from requirements (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 27th February 2020, unless an appeal is made against it beforehand.

Dated: 30/01/2020.

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: E0703/19

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: 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)

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.

1. THE LAND TO WHICH THE NOTICE RELATES

Land at Valentines House, 51 69, Ilford Hill, Ilford, IG1 2DG (“the land”) shown edged red on the attached plan.

2. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on for Ref. 3782/14

3. THE BREACH OF CONDITION

The following conditions have not been complied with: 10

Prior to the completion of the superstructure a scheme showing proposed landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The new planting shall be carried out in the first planting and/or seeding season following the first occupation of the building(s)/commencement of the use and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: In order to ensure that the development has a satisfactory appearance and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan

4. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in paragraph 3 of this notice, you are required to comply with the stated conditions by taking the following steps:

Ground Floor Planting

- **Row of cherry laurels** – replace seven plants at far end of row (furthest from highway);
- **Planters x2 furthest from laurel hedging** – remove weeds and restock with *Pachysandra terminalis* 'Green Carpet' & *Luzula nivea*.

First Floor Planting

- **Central planters x4** – replace 2x *Cornus alba* 'Sibirica' within each planter and remove weeds;
- **Planter opposite entrance to amenity space (nearest ornamental grass planting)** – replace *Galanthus* cluster planting.

5. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by: The notice takes effect immediately it is served on you that within a period of **4 months** of the notice taking effect, that condition 10 is complied with.

6. 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: 03/12/2019

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: Simon Cullen

Telephone Number: 0208 708 2055

Reference: E0704/19

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.

Schedule of parties served with a Notice in respect to the land at Valentines House, 51 69, Ilford Hill, Ilford, IG1 2DG:

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, 1 Windsor Road, Wanstead, London, E11 3QU 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 Land from a residential use to a mixed use as residential and for the storage of commercial vehicles

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breaches of planning control have occurred within the last ten years.

The use of the exterior of the site for the commercial storage of cars by reason of the principal of the use, congestion, parking and nuisance, is considered detrimental to the character and appearance of the site and adversely impacts the amenity of the surrounding area. As a result, it does not comply with Policy LP26 of the Redbridge Local Plan 2015-2030 and Policy 4.7 of the London 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 from the Land all vehicles brought onto the land for the purpose of commercial vehicle storage**

6. TIME FOR COMPLIANCE

Within 1 month from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 26th March 2019 unless an appeal is made against it beforehand.

Dated 22/01/2019



Signed: Ciara Whelehan

Interim 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: E0729/18

EXPLANATORY ANNEX

Enforcement Notice relating to land at 1 Windsor Road, Wanstead, London, E11 3QU. 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 402 Cranbrook Road, Ilford, IG2 6HW (“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 front 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 extension, given its poor design, use of inappropriate materials, forward projection and scale, appears as a visually intrusive feature that is detrimental to the character of the host building and the visual amenity of the locality/street scene. The extension is built over the existing public footway, unacceptably reducing the space available for pedestrians and increasing the health and safety risk to other road users. The development is contrary to policies LP9, LP23, LP26 and LP28 of the Council’s adopted Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the unauthorised single storey front extension
- ii. Clear all debris arising from above requirements.

6. TIME FOR COMPLIANCE

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

7. WHEN THIS NOTICE TAKES EFFECT

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

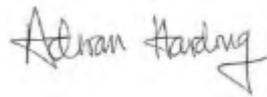
Dated: 21-July-2022

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: E0740/21

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 2325, quoting reference: E0740/21; 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

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, 81 Grenville Gardens, Woodford Green, IG8 7AE 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 unauthorised construction of a raised rear patio, raised and cemented, rear garden and overheight boundary wall.

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 raised rear patio, by reason of excessive depth, height and position on the boundary of the site, is an intrusive and unneighbourly addition resulting in significant overlooking and loss of privacy detrimental to neighbouring amenity. Thus it is contrary to policy PL26 and LP30.
3. The raised and cemented rear garden, by reason of height, position along the boundary and hard surfacing, has resulted in overlooking, loss of privacy, adverse drainage conditions and increased run off into the neighbouring garden at number 79 Grenville Gardens, detrimental to neighbouring amenity, contrary to policies LP26, LP30, LP32 and London Plan policy 5.13.
4. The overheight boundary wall, by reason of excessive height and position on the boundary of the site, is an unneighbourly addition resulting in adverse impacts and loss of light detrimental to neighbouring amenity at number 79 Grenville Gardens, contrary to policy PL26 and LP30.

5. WHAT YOU ARE REQUIRED TO DO

- i) Remove the unauthorised rear patio in its entirety;
- ii) Remove the cemented ground and reinstate the natural ground level of the rear garden;
- iii) Remove the overheight raised boundary wall;
- iv) 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 8th of April 2021, unless an appeal is made against it beforehand.

Dated: 11th 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: E0744/19

EXPLANATORY ANNEX

Enforcement Notice relating to 81 Grenville Gardens, IG8 7AE 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 £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.

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

Premises at first and second floors, 512, High Road, Ilford, IG1 1UE (“the land”) shown edged red on the attached plan.

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

Unauthorised change of use from residential flats to commercial shisha bar and video game café (sui generis)

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the change of use has occurred without the benefit of planning permission for less than 10 years.
2. The material change of use of two residential units to a shisha bar (sui generis) is out of character with the prevailing pattern of development and fails to respect the character of the local area. The change of use has resulted in the loss of two residential units, 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. This is contrary to Policies LP2 and LP26 of the Local Plan 2015-2030 (2018).
3. The shisha bar (sui generis) use has resulted in adverse impacts on the character of the property, the street scene and wider area, including nearby residential properties and occupiers. 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 (2018).

5. WHAT YOU ARE REQUIRED TO DO

- (i) cease the unauthorised use of the property as shisha bar (sui generis); and
- (ii) cease any other commercial use; and
- (iii) remove all equipment facilitating the unauthorised use, including shisha pipes, tobacco, signage as well as video game consoles and monitors, that relates to the use.

6. TIME FOR COMPLIANCE

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

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 3rd November 2022 unless an appeal is made against it beforehand.

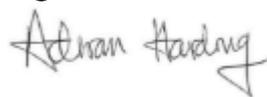
Dated: 03-Oct-2022

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: E0749/21

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 (£924). You should pay the fee to the London Borough of Redbridge either by telephone by contacting 0208 708 2325, quoting reference: E0749/21; 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 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.

2. THE LAND:

Land at 104, Rushden Gardens, Clayhall, Ilford, IG5 0BW 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 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, household items and waste materials.

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:

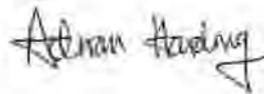
The notice takes effect on 29th March 2023.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Adrian Harding
Head of Planning and Building
Control

Dated: 29 March 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** 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 Spencer Road Seven Kings Ilford IG3 8PW 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 0523/17 and 1932/17, 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

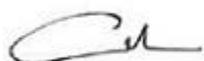
Within 3 months from the date of this notice taking effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 18th October 2020 unless an appeal is made against it beforehand.

Dated: 16/09/2020

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: E0757/18

EXPLANATORY ANNEX

Enforcement Notice relating to 67 Spencer Road, Seven Kings , Ilford, IG3 8PW 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 Former Al Noor Primary School Site, Newton Industrial Estate, Eastern Avenue West, Chadwell Heath, Romford, RM6 5SD (“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 for Ref. 3879/15

4. THE BREACH OF CONDITION

The following conditions have not been complied with: 1

The building hereby permitted shall be removed and the land re-instated to its former condition as a car park on or before 01.10.2018

Reason: The building is required on a temporary basis.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in paragraph 3 of this notice, you are required to comply with the stated conditions by taking the following steps.

The notice takes effect immediately it is served on you that within a period of one month of the notice taking effect, that condition 1 is complied with.

6. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by:

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: 30/01/2020

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: Kathy Schuh
Telephone Number: 0208 708 2234
Reference: E0762/19

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.

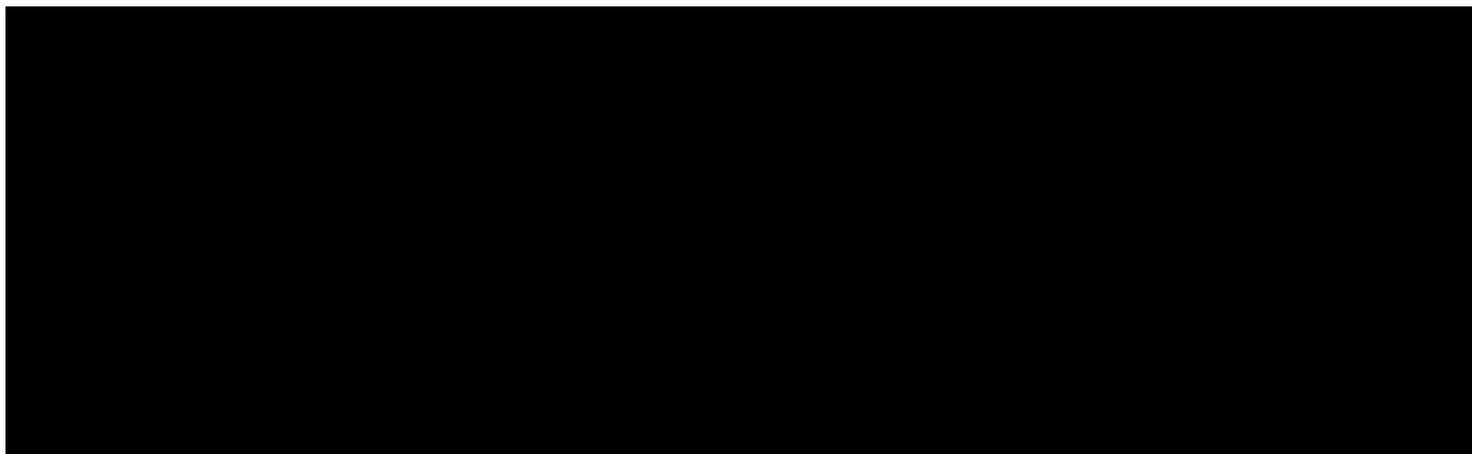
WARNING

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

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 42 and 42a, Beattyville Gardens, Barkingside, Ilford, IG6 1JY (“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 excavation and reinforcement of a full width, full length basement across the plot.

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 excavation of the plot without prior demonstration of adequate flood risk mitigation and basin impact assessment poses a risk for ground stability and localised surface water flooding at the property and at neighbouring properties; it intervenes with localised surface water drainage in the area and all flooding from all sources and is contrary to principles for basement development Policy LP31 of the Council’s Local Plan.
3. The full width and full length basement, by reason of insufficient permeable soil depth above the basement in the rear garden, and the excessive projection extending to more than the full depth of the host properties, fails to comply with Policy LP31; in that the basement extensions underneath the rear gardens does not comply with the sustainable

urban drainage scheme, nor requirements for sustainable biodiversity within the garden areas. Thus, it is contrary to Policy LP31 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) Remove the cemented wall surrounding the sides and rear of the perimeter of the garden; and
- (II) Infill the unauthorised basement with ground soil; and
- (III) Reinststate the soft permeable soil to the rear of the garden; and
- (IV) Remove all resultant debris from site.

6. TIME FOR COMPLIANCE

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

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 2rd April 2023 unless an appeal is made against it beforehand.

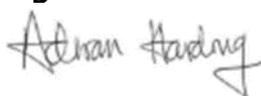
Dated: 02-March-2023

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 -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: E0762/21

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: E0762/21; 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 rear of 55 Grange Road, Ilford, IG1 1EU 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 construction materials. Materials to be removed will include household goods, bricks, plaster, 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 25th of November 2021

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Brett Leahy
Head of Planning and Building Control

Dated 25th 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 63 Knighton Drive, Woodford Green, IG8 0NZ. 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 rear wraparound 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 no. 63 Knighton Drive 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) Demolish the Wraparound 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 13th November 2020 unless an appeal is made against it beforehand.

Dated: 15/10/2020

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: E0770/19

EXPLANATORY ANNEX

Enforcement Notice relating to 136 Kings Avenue Woodford Green IG8 0JQ 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 7 Wellington Road, London E11 2AN (“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 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 prospective occupants contrary to Policy LP26 Council's Local Plan with regard to the Housing Guide 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 revert the property into a single dwellinghouse;
- (ii) Remove all fixtures, fittings and partitions 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 2nd of January 2021, unless an appeal is made against it beforehand.

Dated: 2nd of December 2021

Signed:

A stylized, bold signature in black ink, appearing to be 'S. Blaize', written over a rectangular box.

Sharon Blaize
Enforcement and Technical Manager

Signed:

A handwritten signature in black ink, appearing to be 'Brett Leahy', written over a rectangular box.

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: E0783/19

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: E0783/19; 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 5, Caterham Avenue, Clayhall, Ilford, IG5 0QA (“the land”) shown edged red on the attached plan.

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

Unauthorized decking

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 no.1 &3 Caterham Avenue having an overbearing impact. 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

- i) Remove the decking in its entirety

- ii) Or reduce the height of the decking to comply with permitted development height of 0.3 metres.

6. TIME FOR COMPLIANCE

The steps above to be complied with in full no later than 23/12/2022

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on **25-NOV-2022** unless an appeal is made against it beforehand.

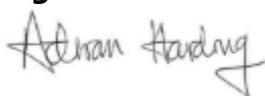
Dated: 28-Oct-2022

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: Samir Aboulainaf

Email Address: Samir.Aboulainaf@redbridge.gov.uk

Telephone Number: 0208 708 2464

Reference: E0800/21

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:

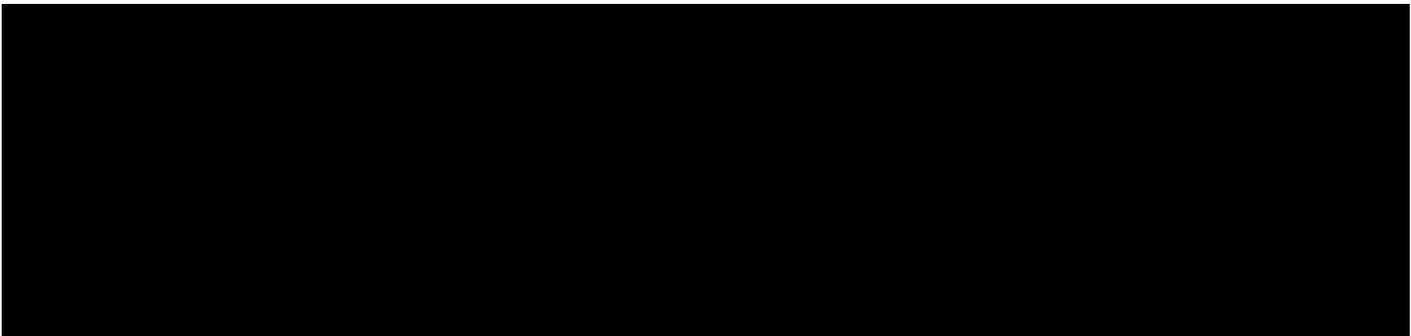
- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

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: 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: 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 De Vere Gardens, Ilford, IG1 3EB 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 unauthorised extension of the property on the ground floor by six metres and change of use of the single family dwelling house into seven 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 extension of the property to the rear is to the detriment of the host property as well as surrounding properties, contrary to Redbridge Local Plan Policies LP26 and LP30.
3. The conversion of the single family dwelling house into seven self contained flats does not meet the required internal residential standards as a result of insufficient provisions for internal space. This has led to sub-standard living accommodation to the detriment of occupiers and resulted in increased activity, noise and general disturbance that has adversely affected the amenities enjoyed by occupants of neighbouring properties and the area generally, contrary to policies LP6 and LP29 of the Redbridge Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

- i) Remove the unauthorised six metres single storey rear extension in its entirety;
- ii) AND cease the use of the single family dwelling house as seven self-contained flats and revert the property into a single dwelling house;
- iii) AND remove from 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-iii.

6. TIME FOR COMPLIANCE

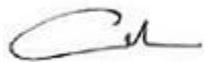
Within 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9th of January 2020, unless an appeal is made against it beforehand.

Dated: 28^h 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: E0807/15

EXPLANATORY ANNEX

Enforcement Notice relating to 5 De Vere Gardens, Ilford, IG1 3EB 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 £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.

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 Unit 6 Bracken Industrial Estate Forest Road IG6 3HX 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 conversion of part of an industrial unit into a self contained flat.

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, would result in the loss of a designated industrial employment space, and as such would result in the loss of employment land, of a type and in a location which the Council considers to be suitable for continued use as employment land which would fail to promote business and employment, contrary to LP14 of Redbridge's Local Plan (2015 – 2030).
3. The development makes insufficient provision for the lack of private amenity space, outlook, access to natural light to the ground floor rooms and internal ceiling head for the rooms on the 1st floor and therefore would fail to provide a substandard level of accommodation for

current and future occupants. Thus, it is contrary to Policies LP26 and LP29 of the Council's Local Plan and Policy 3.5 of the London Plan.

4. 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 Council's Local Plan.
5. The development due to the lack of car parking and bin store arrangement for the residential unit and commercial premises has led to an unsatisfactory development of the site, detrimental to the safety of both vehicles and pedestrians. Thus it is contrary to Policy LP23 and LP22 of the Council's Local Plan.

5. WHAT YOU ARE REQUIRED TO DO

What are you required to do:

- (i) Cease the use of the Property as a flat
- (ii) Remove all kitchen units, sink, stove and kitchen appliances such as microwaves and fridges
- (iii) Remove all bathrooms and toilet facilities
- (iv) Remove all partitions including walls and doors which separate the flat

AND:

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

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 2nd May 2021 unless an appeal is made against it beforehand.

Dated:31/03/2021

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: E0902/18

EXPLANATORY ANNEX

Enforcement Notice relating to Unit 6 Bracken Industrial Estate Forest Road IG6 3HX 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 2, Hereford Gardens, Cranbrook, Ilford, IG1 3NL (“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 11th August 2019, unless an appeal is made against it beforehand.

Dated: 10th July 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: Ka Li

Telephone Number: 0208 708 2046

Reference: E0911/18

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** 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, 47 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

Without planning permission, the hard surfacing of the front garden.

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 loss of soft landscaping to the front of number 47 Levett Gardens 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 LP26 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 concrete hardstanding and reinstate the front garden to the previous condition (as outlined in blue).
- 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 8th of May 2021, unless an appeal is made against it beforehand.

Dated: 8th of April 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: E0961/17

EXPLANATORY ANNEX

Enforcement Notice relating to 47 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.

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 £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.

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 88, Woodford Avenue, Ilford, IG2 6XE (“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 and subdivision for hybrid housing 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;
- (ii) Remove all partitions, fixtures and fittings in association of the 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 six months from the date that the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 10th of December 2022 unless an appeal is made against it beforehand.

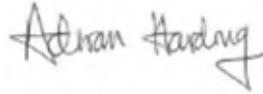
Dated: 10-Nov-2022

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: E0946/18

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: E0946/18; 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** 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

4 Forterie Gardens, Ilford, IG3 9BY 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 development, by reason of the excessive area of hard standing, is detrimental to the visual amenities of the host dwelling, fails to enhance or preserve the character and appearance of the Bungalow Estate Conservation Area and is contrary to Policies LP26, LP30 and LP33 of the Local Plan 2015-2030 and Bungalow Estate Design Guide SPD (2018) and paragraph 58 of the National Planning Policy Framework (2019).
3. The removal of the front boundary wall has aided the loss of the character and appearance of the Bungalow Estate Conservation Area, contrary to Policies LP26, LP30 and LP33 of the Local Plan 2015-2030 and Bungalow Estate Design Guide SPD (2018) and paragraph 58 of the National Planning Policy Framework (2019).
4. The vehicular access on this forecourt, is considered prejudicial to highway safety, the free flow of pedestrian movement and this has led to the further reduction of on-street car parking capacity along this section of Forterie Gardens, contrary to Policy LP23 of the Local Plan 2015-2030 and paragraph 58 of the National Planning Policy Framework (2019).

5. What are you required to do

- i. Remove the front paving and reinstate the previous condition, including boundary wall. 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 17th of July 2021, unless an appeal is made against it beforehand.

Dated: 17th of June 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: E0968/17

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: E0968/17; 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

93 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 construction of a front porch, hard surfacing of the garden, and boundary wall 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 porch, by reason of its position close to the existing bay feature and excessive depth, forms a visually intrusive addition, resulting in significant harm to the character and appearance of the host property and that of wider Bungalow Estate Conservation Area. The porch does not comply with policies LP26, LP30 and LP33 of the Local Plan (2015-203) and Bungalow Estate Conservation Area Design Guide (2018) and fails to preserve or enhance the character or appearance of the Conservation Area.
3. The development, by reason of the excessive area of hard standing, is detrimental to the visual amenities of the host dwelling, that fails to enhance or preserve the character and appearance of the Bungalow Estate Conservation Area and is contrary to Policies LP26, LP30 and LP33 of the Local Plan 2015-2030 and Bungalow Estate Design Guide SPD (2018).
4. The front boundary wall due to its excessive height, design and appearance is detrimental to the visual amenities of the host dwelling, failing 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 and Bungalow Estate Design Guide SPD (2018).

5. What are you required to do

- i. Remove the front porch, front paving and boundary wall and reinstate the front paving and 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 27th June 2021, unless an appeal is made against it beforehand.

Dated: 27^h 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: E0980/17

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: E0980/17; 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: 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 Spencer Road, Seven Kings, Ilford, IG3 8PW

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

Without planning permission, the erection of a single-storey 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 ten years.
2. The unauthorised rear extension, by reason of its excessive depth, orientation and position close to the common boundaries of the site, would be an intrusive and unneighbourly addition, out of scale and character with this and surrounding dwellings, as well as having a serious and adverse effect on the amenities enjoyed by occupants of adjoining properties at No. 25 & 29 Spencer Road, thereby causing loss of outlook and increased sense of enclosure as well as loss of daylight to No. 29 Spencer Road. The extension is therefore contrary to Policies LP26 and LP30 of the Redbridge 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) Demolish the single storey rear extension in its entirety;

AND:

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

6. TIME FOR COMPLIANCE

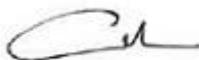
The steps above to be complied with in full no later than **6 months** from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 9th January 2020, unless an appeal is made against it beforehand.

Dated: 29th 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: James Taylor

Telephone Number: 0208 708 2294

Reference: E1009/17

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: E1009/17; 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 no. 24 Albert Road, Ilford, IG1 1HN 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 construction materials, furniture, household goods, waste and all other materials from the rear garden to an authorised place of disposal.
Materials to be removed will include brick, timber, plastic and metal.

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:

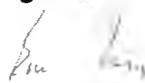
The notice takes effect on 25th of November 2021.

Signed:



Sharon Blaize
Enforcement and Technical Manager

Signed:



Brett Leahy
Head of Planning and Building Control

Dated 25th of November 2021

**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 333, Aldborough Road South, Seven Kings, Ilford, IG3 8JE (“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 of change of use of the property from a single dwellinghouse (Use class: C3) to two self-contained units.

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 existing use of the dwelling as two self-contained has adversely affected the amenities of its occupants and is detrimental to vehicle and pedestrian safety, by reason of its inappropriate location, increased kerbside car parking and hazardous vehicle movement, and is contrary to policies 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 2 self-contained units and revert the property into a single dwelling house;
- (ii) Permanently remove all kitchens and staircases, except one, from the premises and comply with the approved drawings for planning permission 0937/15;

AND:

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

6. TIME FOR COMPLIANCE

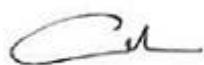
The steps above to be complied with in full no later than 6 months from the date of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The notice takes effect on 24th August 2019, unless an appeal is made against it beforehand.

Dated: 24th July 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: Ka Li

Telephone Number: 0208 708 2046

Reference: E1102/17

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: E1102/17; 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

To: AASMA MAHFOOZ of 2, Brook Road, Newbury Park, Ilford, IG2 7EY; and
NAVEED ZAFAR of 2, Brook Road, Newbury Park, Ilford, IG2 7EY

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 2, Brook Road, Newbury Park, Ilford, IG2 7EY (“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 18/10/2016 for demolishing existing garage and develop a double storey side extension and first floor rear extension (Summary), referenced 3620/16.

4. THE BREACH OF CONDITION

The following conditions have not been complied with:

- (2) The development hereby permitted shall be carried out strictly in accordance with the following approved plans: [ZAAVIA/2BR/101A and ZAAVIA/2BR/102A, received 17-Oct-16]
- (4) The dwelling house, as enlarged and/or altered in accordance with this permission, shall only be used as a single unit of accommodation, and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation, without further grant of planning permission.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of conditions specified in paragraph 3 of this notice, you are required to comply with the stated conditions by taking the following steps and/or ceasing the following activities:

- (1) Cease the use of the two-storey side extension as a separate unit and the occupation of the property by more than one household; and

- (2) Remove all kitchens and staircases, except one, from the premises and comply with the approved drawings for planning permission 3620/16.

6. TIME FOR COMPLIANCE

Compliance is due for the steps outlined in paragraph 5 by **6 months**.

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: 10th July 2019

Signed:



Simon Cullen
Planning Enforcement and Appeals Manager

Signed:



Brett Leahy
Head of Planning and Building Control

On Behalf of:

Planning Enforcement,
Planning and Building Control
Regeneration and Property,
London Borough of Redbridge

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

Nominated Officer: Ka Li

Telephone Number: 0208 708 2046

Reference: E1107/17

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.