

**Land at: LAKEVIEW HOME PARK, CUMMINGS HALL LANE, NOAK HILL,
ROMFORD RM3 7LE**

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)

STOP NOTICE

SERVED BY: the London Borough of Havering; herein after referred to as “the Council”.

To:

1. The Owners
Land to the East of Lakeview Caravan Park
Cummings Hall Lane
Noak Hill, Romford RM3 7LE
2. The Company Secretary
Best Holdings (UK) Ltd
Company reg. no. 08383054
88-98 College Road
Harrow, HA1 1RA
3. The Company Secretary
Wyldecrest Parks (Management) Ltd
Wyldecrest House
857 London Rd
Grays RM20 3AT
4. The Occupiers
Mobile Home
1 Kempster Way
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
5. The Occupiers
Mobile Home
2 Kempster Way
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
6. The Occupiers
Mobile Home
3 Kempster Way
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
7. The Occupiers
Mobile Home
2a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE

8. The Occupiers
Mobile Home
6a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
9. The Occupiers
Mobile Home
12a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
10. The Occupiers
Mobile Home
12b Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE
11. The Occupiers
Mobile Home
14a Long Meadow
Lake View Park, Cummings Hall Lane, Noak Hill Romford RM3 7LE

Copies of this Stop Notice are also being served on the following addresses for the purposes of information:

The Occupiers
50, 53, 55, 56, 57, 58, 75, 76, 77, 78, Baxter Gardens, Romford, RM3 7TR.

The Occupiers
43, 44, 45, 46, 47, 48, 49, Bryant Row, Romford, RM3 7LE.

The Occupiers
Lakeview Home Park, Cummings Hall Lane, Noak Hill, Romford.

The Occupiers
2, 3, 4, 5, 6, 7, 8, 10, 14 Layborne Avenue, Romford, RM3 7TP.

The Occupiers
6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16A, 18, 19, 20, 22, 26, 28, 30, 32, 33, 34, 36
Long Meadow, Romford, RM3 7TZ.

The Occupiers
1, 2, 2A, 3, 4, 5, 6, 7, 8 Meadow Close, Romford, RM3 7TZ.

The Occupiers
1, 1A, 2, 3, 4, 5, 6, 12, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 80, 81,
83, 84, 85, 87, 89, 90, 91, 92, 93, 101, 102, 103, 104, 106, 108, 110, 111, 112, 114,
115, 116, 118, 119, 120, 121, 122, North End, Romford, RM3 7TW.

The Occupiers
1, 2, 3, 4, 5, 7, 8, 9, 10, 11, Taylor Gardens, Romford, RM3 7TT.

The Occupiers

1, 2, 3, 4, 5, 6, 120, 123, 124, 127, 128, 130, The Green, Romford, RM3 7TS.

The Occupiers

2 The Bungalow, The Green, Romford, RM3 7TS.

1. On 8th January 2018, the Council issued an Enforcement Notice (a copy is attached to this notice) outlining that there have been breaches of planning control at Lakeview Home Park, Cummings Hall Lane, Noak Hill, Romford RM3 7LE.

2. **THIS STOP NOTICE** is issued by the Council, in exercise of their power in section 183 of the Town and Country Planning Act 1990 [as amended], because they think that it is expedient that the activities specified in this notice should cease before the expiry of the period allowed for compliance with the requirements of the Enforcement Notice on the Land described in paragraph 3 of this Notice. The Council now prohibits the carrying out of the activities specified in paragraph 4 this Notice; and you are required to comply with all requirements of this Notice. Important additional information is given in the Annexe to this notice.

3. **THE LAND TO WHICH THIS NOTICE RELATES**

Land at: Lake Lakeview Home Park, Cummings Hall Lane, Noak Hill, Romford RM3 7LE, as shown OUTLINED IN BLACK on the attached plan ("the Land").

4. **THE ACTIVITY TO WHICH THIS NOTICE RELATES**

This notice is issued against all activities that are occurring on the Land in connection with:

- (i) Without the benefit of planning permission, either:
 - a. The material change of use of the Land which lies outside the licenced area and lawful extent of the Caravan Park, to a caravan park involving the creation of residential pitches and placement of mobile homes on the Land, or alternatively;
 - b. If (which is not admitted) the Caravan Park and the Land be one planning unit the material change of use of the planning unit comprising the Caravan Park and the Land through intensification of the mobile home use by the creation of additional residential pitches outside the licenced area of the Caravan Park and the placement of mobile homes on the Land.
- (ii) Without the benefit of planning permission operational development on the Land comprising the laying of concrete bases, construction of roads and paths, construction of plinths, ramps and steps, excavation of land and associated provision of services including water, electricity and drainage and alterations to existing ground levels.

5. WHAT YOU ARE REQUIRED TO DO

YOU ARE REQUIRED TO:


- 1) Cease all works taking place on the Land in connection with the laying of concrete bases, construction of brick surrounds, construction of ramps and steps, laying of hard surfaces including paths and access roads, laying of sewerage pipes, supply of fresh water, installation of electrical supplies, levelling of land and landscaping works.
- 2) Not bring onto the Land any caravans, mobile homes or portable buildings or equipment associated with unauthorised activities.
- 3) Not occupy or permit or facilitate the occupation of any of the mobile homes on the Land, other than those currently occupied known as 1, 2, and 3 Kempster Way, 2a Meadow Close, 6a, 12a and 12b Long Meadow shown hatched on the attached Plan B.
- 4) Not bring onto the Land any building materials, rubble etc. that would assist in any unauthorised activities at the site.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **8th January 2018** when you are must comply with all of the requirements specified above in paragraph 5 of this Notice.

Dated: 8th January 2018

Signed:

Simon Thelwell 
Planning Manager, Regulatory Services

On behalf of: London Borough of Havering, Mercury House, Mercury Gardens, Romford, RM1 3SL

Case Officer: Onkar Bhogal
Telephone Number: 01708 431587

ANNEXE

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 6.

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.

It is an offence to contravene a stop notice after a site notice has been displayed or the stop notice has been served on you (Section 187(1) of the 1990 Act). If you then fail to comply with the stop notice you will be at risk of **immediate prosecution**, for which the maximum penalty is an unlimited fine.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Onkar Bhogal, Principal Planning and Appeals Enforcement Officer**, 5th Floor, Mercury House, Romford, RM1 3SL, 01708-431587. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters urgently.

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.

Section 187 of TCPA 1990. - Penalties for contravention of stop notice.

- (1) If any person contravenes a stop notice after a site notice has been displayed or the stop notice has been served on him he shall be guilty of an offence.
- (1A) An offence under this section may be charged by reference to any day or longer period of time and a person may be convicted of a second or subsequent offence under this section by reference to any period of time following the preceding conviction for such an offence.
- (1B) References in this section to contravening a stop notice include causing or permitting its contravention.
- (2) A person guilty of an offence under this section shall be liable—
 - (a) on summary conviction, to a fine not exceeding £20,000; and
 - (b) on conviction on indictment, to a fine.
- (2A) In determining the amount of any fine to be imposed on a person convicted of an offence under this section, the court shall in particular have regard to any financial benefit which has accrued or appears likely to accrue to him in consequence of the offence.
- (3) In proceedings for an offence under this section it shall be a defence for the accused to prove—
 - (a) that the stop notice was not served on him, and
 - (b) that he did not know, and could not reasonably have been expected to know, of its existence.

