

**Local Government Ombudsman Report
Appendix 3 - chronology**

DATE	
26/05/2006	Initial enforcement visit – roof
12/07/2006	Enforcement case opened – letter sent requesting planning application
18/10/2006	Follow up letter
08/11/2007	Site visit 2
9/11/2007	Letter requesting a planning application
12/11/2007	Owner phoned to say planning application would not be submitted due to personal issues
29/11/2007	Planning Aid called and would submit on behalf of owner within 7 days
14/12/2007	Reminder letter sent to Planning Aid
20/12/2007	Planning application submitted for erection of mansard roof extension
08/01/2008	Letter sent as application invalid
29/01/2008	Letter sent threatening enforcement action
30/01/2008	Planning Aid requests extension to validation to 19/02/2008
30/01/2008	Extension agreed
18/02/2008	Planning Aid explains the delay is due to owner being in hospital
18/04/2008	Chasing letter sent as still invalid
23/05/2008	Planning application withdrawn
26/02/2009	Enforcement Notice signed
02/03/2009	Enforcement Notice served
30/04/2009	Enforcement Notice takes effect
21/05/2009	Planning Appeal Inquiry set for 14/10/09
30/07/2009	Enforcement Notice compliance date
12/08/2009	Planning Enforcement Appeal
05/11/2009	Decision appeal dismissed and refusal of planning consent – 6 months to comply (extended)
26/05/2010	Planning application submitted for erection of a roof extension to create an additional storey
20/08/2010	Planning application refused.
19/01/2011	Matters heard at the Magistrates' Court adjourned to 2/2/11
31/01/2011	Appeal lodged against decision to refuse 2010/1307
11/05/2011	Owner made application for adjournment – 8 weeks
	Committal pending the outcome of planning appeal – dismissed 2/06/2011
06/07/2011	Case adjourned as owner unrepresented
18/07/2011	Owner unrepresented but handed papers – adjourned
03/08/2011	Owner failed to attend court – adjourned
25/08/2011	Failed to attend
13/09/2011	Medical grounds for non-attendance – no evidence. Council request a warrant Owner bailed to attend 12/10/2011
12/10/2011	Owner attended court – heard and committed to Snaresbrook Magistrates 06/12/2011 BC case listed 20/12/2011
25/01/2012	Matter heard and listed – Crown Court case delayed pending determination of planning application
09/02/2012	Planning application submitted for erection of a roof extension to create an additional storey and alterations to the existing two storey

	rear extension.
05/04/2012	Application granted permission with condition requiring that unauthorised works would need to be removed pre-commencement.
22/10/2012	Snaresbrook Crown Court – jury unable to make a decision trial fixed for 1/02/2013
12/12/2012	Further Application submitted for erection of a mansard roof, and erection of single storey rear extension on second floor level incorporating external alterations. Refused 21/06/2013
01/02/2013	Prosecution heard owner admitted making applications and appeals – too ill to comply
04/02/2013	Judge adjourns
04/04/2013	Owner convicted in Crown Court for non-compliance with EN served 26/2/09 which became effective 5/11/09.
30/7/2013	Officers resolved to undertake direct action under delegated powers, with local councillors then briefed.
24/12/2013	Officers serve warning notice to owner and updates Mr Z
09/01/2014	Solicitors write on behalf of owner in response to warning letter of 24.12.13. The letter confirms that owner is a disabled wheelchair user with 3 children. Letter threatened JR.
13/01/2014	Works due to take place – site attended by contractor , officers and 2 Police officers Police advised owner that he should not obstruct the Council. Scaffolding erected and several visits made by the contractor to remove the extension. After obstruction contractors agreed that owner could arrange to remove the material on and in the roof extension and make good.
28/04/2014	Mr Z makes formal complaint to Council.
14/05/2014	Temporary stop notice served, and site meeting between Officers and owner.
22/5/2014	Letter and plans submitted by Architects outlining proposed works to discharge planning conditions for approval.
03/10/2014	Council team notified that LGO case now opened.
28/10/14	Complaints team issue stage 2 response, advising Mr Z case due to go to court in mid-November 2014 seeking injunction.
10/02/2015	Legal advice that given recent cases it is very unlikely that a judge will be sympathetic to an injunction against a disabled and elderly man where the penalty for non compliance is prison, fine or assets seized.
12/11/2015	Direct Action specialists appointed to remove unauthorised works.
10/03/2016	Following a series of site visits a full structural survey undertaken by Council contractors.
25/04/2016	Direct Action works commenced.
01/05/2016	Owner secures temporary injunction from court pending a court hearing on 9 May 2016.
09/05/2016	Owner concedes on main roof extension, with revised injunction preventing works to the rear roof pending further hearing on 23 May 2016.
20/05/2016	Main roof extension removed by contractors.
23/05/2016	Owner concedes on rear roof. Injunction lifted and Council awarded costs.
XX/06/2016	Direct action completed.