

## AREA PLANS SUB-COMMITTEE SOUTH

22 November 2017

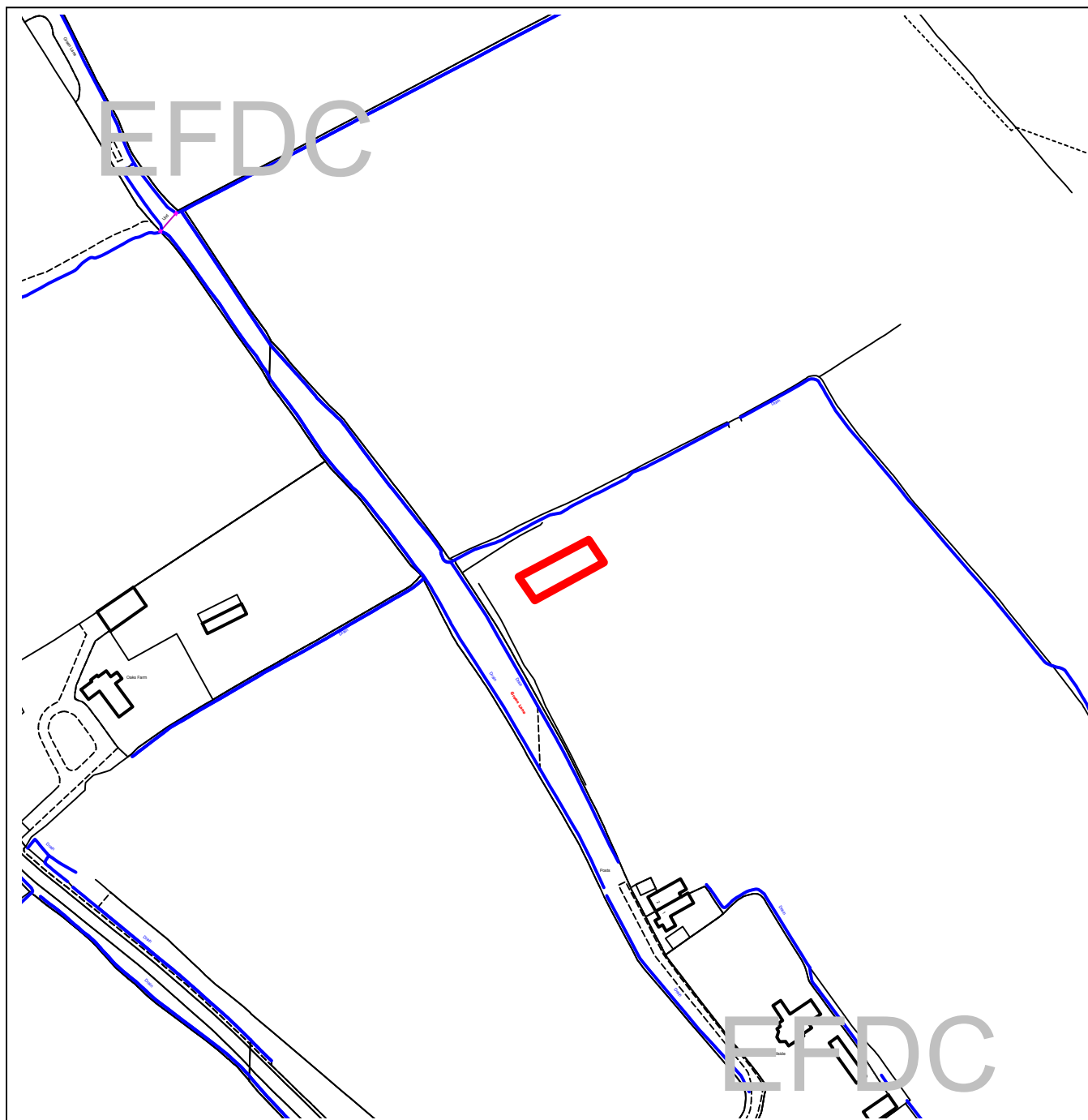
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# Epping Forest District Council

## Agenda Item Number 1



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Application Number:	EPF/2778/16
Site Name:	Old Farm, Green Lane, Chigwell, IG7 6DN
Scale of Plot:	1/2500

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2778/16
<b>SITE ADDRESS:</b>	Old Farm Green Lane Chigwell Essex IG7 6DN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	L R Gunnell & Sons
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for an agricultural building for storage of hay.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=588721](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588721)

**REASON FOR REFUSAL**

- 1 The building this application relates to is located on land that has a high probability of flooding, designated as within Flood Zone 3. The application fails to demonstrate the building will not increase flood risk elsewhere and, notwithstanding whether it would increase flood risk, the building could demonstrably be provided on other land that appears to be available and which is at lower risk of flooding, within Flood Zone 1. The proposal therefore conflicts with Local Plan and Alterations Policy U2A, which is consistent with the National Planning Policy Framework.

This application was reported to the Area Plans South Sub-Committee on 1 March 2017 with a recommendation that planning permission be granted. Members were aware the building is in Flood Zone 3, and that the issue of flood risk had not been dealt with. Consequently the Sub-Committee decided to defer their decision on the application to allow for the submission of a Flood Risk Assessment and further consultation. The report below has therefore been updated from when it was submitted to the committee in March.

*This application is before this Committee since it is an application that is considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3). The Director of Governance is aware the Sub-Committee deferred making a decision on this application on 1 March 2017 and, while the scheme of delegation allows for Officers to refuse the application under delegated powers, the Director is also aware the Sub-Committee has expressed a wish that the application be presented to it for decision.*

### **Description of Site:**

The application site is an agricultural field within a rural pocket in Chigwell approximately 420m to the south east of Old Farm. The site is adjacent to a bridleway which connects the north and south parts of Green Lane. The site is located in a small valley where the land drops down from the north and south. The nearest residential neighbour is approximately 200m to the south west. The site is located within the Metropolitan Green Belt. It is also within Flood Zone 3 and between 16 and 25m from a designated main river.

### **Description of Proposal:**

The application seeks retrospective planning permission for the erection of an agricultural building for the storage of hay harvested from surrounding grassland. The building measures 30m wide, 15m deep with a height of 8m to the ridge and 6m to the eaves. The building will have 5 bays, but currently only 4 have been erected. The building has a metal roof and is open sided to the north with a solid green profiled metal wall to the south elevation.

### **Relevant History:**

EPF/0444/15 - Agricultural determination for agricultural hay barn - Prior Approval Required and Granted

### **Policies Applied:**

#### *Adopted Local Plan and Alterations*

CP2	Protecting the Quality of the Rural and Built Environment
GB2A	Development in the Green Belt
GB11	Agricultural Buildings
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
U2A	Development in Flood Risk Areas

#### *NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

#### *Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

SP5	Green Belt and District open Land
SP6	The Natural Environment, Landscape Character and Green Infrastructure
DM9	High Quality Design
DM15	Managing and Reducing Flood Risk
DM17	Protecting and Enhancing Watercourses and Flood Defences

### **Summary of Representations:**

Notification of this application was sent to Chigwell Parish Council and to 5 neighbouring properties, a site notice was also erected.

Objection letters were received from the following 17 addresses, the objections are summarised below:

THE CHESTNUTS (2 LETTERS), OAKS FARM, BURCROFT, WINDERMERE, DALE SIDE, 2 PUCKERIDGE COTTAGES (2 LETTERS), 3 PUCKERIDGE COTTAGES, GREENACRES, OAK LEA HOUSE (2 LETTERS), DERWEN AND DUNTON (2 LETTERS) ALL VICARAGE LANE; HUNTERS, GREEN LANE; 1 AND NORTHBROOK, 15 DALESIDE GARDENS (2 LETTERS); 54 HIGH ROAD (2 LETTERS); 2 LINGMERE CLOSE (2 LETTERS) AND 12 LEE GROVE

Not built in correct location, incongruous, negative visual impact on the Green Belt, visually prominent and intrusive, can be seen from surrounding footpaths and roads, noise and disturbance, loss of privacy, threat of vandalism and fire risk, hazard to bridle and footpath users, built in a floodzone – unsuitable for hay, will set a precedent, spoils rural character of Chigwell Vale, size and bulk is inappropriate.

CHIGWELL PARISH COUNCIL: The Council **OBJECTS** to this application because of concerns that this agricultural building has been erroneously positioned on the site. Such inaccuracies would set an undesirable precedent for development.

LAND DRAINAGE: Advice given in February 2017: Comparing the applicants tiny location plan with the mapping, I would confirm that the barn off Green Lane, (remote from Old Farm itself) does lie within EA Flood Zone 3. However, as it is for Agricultural use, the EA's standing advice will apply rather than a need to formally consult with them. Also, assuming the position and scale are correct, the barn's position is outside the 8m zone adjacent the river whereby the applicant would have needed to go to the EA for an environmental permit, formerly known as a flood defence consent.

ENVIRONMENT AGENCY: Objection on the basis that no acceptable Flood Risk Assessment has been submitted with the application. (letter dated 21 July 2017)

*"The FRA submitted with this application does not comply with the requirements set out in paragraph 102 of the National Planning Policy Framework (NPPF) which states that for areas at risk of flooding a site-specific flood risk assessment must be undertaken which demonstrates that the development will be safe for its lifetime. It also does not comply with paragraph 94 of the NPPF which requires local planning authorities to adopt proactive strategies to adapt to climate change, taking full account of flood risk and coastal change. The submitted FRA does not, therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. This is also contrary to your Local Plan policy U2A 'Development in Flood Risk Areas'.*

*In particular, the FRA fails to assess the impact of climate change using the appropriate climate change allowances. For this development, we expect the applicant to assess to the 1 in 100 year plus 25% event for sensitivity testing, and to design to the 1 in 100 year plus 15% event."*

### **Issues and Considerations:**

The main issues with this proposal relate to flood risk, appropriateness of the proposal in the Green Belt, design and impact on amenity.

## Flood Risk

The Environment Agency (EA) were consulted in March 2017 and responded by raising objection to the proposal on the basis that no flood risk assessment (FRA) had been submitted with the application. The Agency advised: *"The applicant can overcome our objection by undertaking an FRA which demonstrates that the development is safe without increasing flood risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection."*

An FRA dated June 2017 was submitted on 4 July and the EA was re-consulted. The Agency found the FRA unacceptable for the reasons set out in the Summary of Representations section of this report, above. The EA therefore maintained its' objection. Its' concern is the FRA does not allow for climate change. The Agency clarified *"The FRA currently fails to show that the proposed development will not result in a net loss in floodplain storage. As a result the proposed development will impede flood flow and reduce flood storage capacity, thereby increasing the risk of flooding elsewhere. There should be no increase in built footprint within the 1 in 100 year plus 15% flood extent."*

It goes on to advise: *"Built development within the floodplain can sometimes be compensated for on a volume-for-volume and level-for-level basis; however, this process requires an available area of land on the edge of the floodplain to be viable. The submitted FRA states that 'cladding around the building is raised by 300mm to allow flood flows to pass through', however, as no assessment of flood levels has been included within the FRA, we cannot be sure that raising the cladding by 300mm is sufficient to not obstruct flows from a 1 in 100 year plus climate change flood event. Furthermore, we would still prefer to see level for level and volume for volume flood storage compensation. The use of voids or stilts as mitigation for a loss in floodplain storage should be avoided as they can become blocked over time by debris or domestic effects."* The Agency concluded its advice by stating: *"The applicant can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase flood risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application."*

The Applicant's agent was provided with a copy of the Agency's advice and requested to confirm whether the Applicant intends to address the concerns of the EA, and if so, to give an estimate of the timescale for doing so. It was made clear that if those concerns were not addressed it was likely the application would be refused. The Applicant's agent confirmed receipt of that communication on 4 August and advised it had been forwarded to engineers for comment. No revised FRA has been submitted and no further communication has taken place.

Having regard to the EA's advice, it is clear the application does not demonstrate the building will not increase flood risk elsewhere.

The building this application relates to is in a location that has a high probability of flooding. Since it is used for the purpose of agricultural storage, the building itself is categorised as one that is less vulnerable to flooding. However, having regard to the EA's advice, it is clear the application does not demonstrate the building will not increase flood risk elsewhere. On that basis a precautionary approach is appropriate and it is therefore, in the absence of evidence to the contrary, it is assumed the building is likely to increase the risk of flooding elsewhere.

In general, planning policy as set out in the NPPF directs development to the lowest possible Flood Zone (paragraph 101). To assess whether a development could be carried out in an area of lower flood risk Local Planning Authority are required to carry out a sequential test. DEFRA document *"Flood risk assessment: the sequential test for applicants"* makes clear Applicant's also need to carry out a sequential test and submit it with a planning application. That may be in

isolation of or within an FRA. A sequential test is required for developments within Flood Zones 2 and 3 where a sequential test has not already been done for a development of the type proposed at the application site.

The FRA submitted by the Applicant includes a heading *“Flood Risk Vulnerability and the NPPF Sequential Test”*. Under that heading the FRA states the building is for a less vulnerable use but then does not carry out a sequential test, seemingly on the basis that the development is appropriate in Flood Risk Zone 3 (paragraph 1.3.4). That assessment is not in accordance with the provisions of the Government Guidance.

The failure of the Applicant to carry out a sequential test appears to be based on a misunderstanding. Table 3: Flood risk vulnerability and flood zone ‘compatibility’ of DCLG Guidance *“Flood risk and coastal change”* sets out what development is appropriate and what should not be permitted in different Flood Zones. The notes for the table state, amongst other things:

*“This table does not show the application of the Sequential Test which should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3”* (Paragraph: 067)

The note for table 3 makes clear that a sequential test must be carried out in relation to the development.

Guidance on carrying out sequential test in relation to individual planning applications is given in the DCLG Guidance. Paragraph 033 states *“For individual planning applications where there has been no sequential testing of the allocations in the development plan, or where the use of the site being proposed is not in accordance with the development plan, the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed.”*...*“When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken.”* In this case it is considered appropriate to consider at least adjacent agricultural land in the ownership of the Applicant. Such land would clearly be available.

When applying the sequential test to this proposal it is clear there are alternative sites within Flood Zone 1 that are available. A field to the south-east, identified by reference number 2538 in supporting plans submitted with the application, is proposed by the Applicant as providing a site for a similar barn for the purpose of storing hay and straw. That proposed barn is confirmed to be permitted development following the determination of application reference EPF/0444/15. Field 2538 could accommodate an additional barn adjacent to the permitted development barn. Indeed, such a barn may also be permitted development. If land in that field were not suitable for operational reasons a further alternative site could be land in the northern part of the field north of the application site, field reference 0376.

Since the building could demonstrably be provided on land in Flood Zone 1 that is available, the application fails the sequential test.

In conclusion on the matter of flood risk, the proposal fails the sequential test and fails to demonstrate it will not increase flood risk elsewhere. It therefore concluded the proposal conflicts with Local Plan and Alterations Policy U2A, which is consistent with the NPPF.

### Green Belt and Design

Buildings for the purposes of agriculture are considered an appropriate form of development within the Metropolitan Green Belt and this building is for an existing, established farming enterprise.

The building is a common modern, farm type structure and is finished in a grey and green colour and is generally considered an acceptable design. Barns such as these are typical of, and expected within rural, Green Belt locations and are commonplace in countryside locations. Although it results in an isolated building this is not an unusual phenomenon within agriculture. The building is located within a natural dip in the land and therefore is not considered prominent when viewed from the wider area. Agricultural land, and by association agricultural use, preserves the open character of the Green Belt.

The applicant has chosen this location as it is on land that is owned by the applicant rather than on land that is tenanted. The applicant has recently lost storage at a tenanted farm due to a prior approval application (agricultural to residential). There is an existing barn at Old Farm which was previously used for storage but this requires major refurbishment and is not a financially viable. Critically, for the applicant, the barn at Old Farm is on tenanted land therefore any investment for the longer term is more risky. The financial risk is not a material planning consideration, but it does reflect a planning risk relating to the possible loss of agricultural buildings erected before 2013 on land not in the applicant's full control to non-agricultural use through the prior approval process. Their loss can give rise to a need for further agricultural buildings elsewhere where the agricultural need for them remains, as in this case. The planning risk is real since the Council cannot apply local plan policy to change of use proposals that are the subject of the prior approval process.

A prior approval for an agricultural barn has been granted for a same size building in the field to the south east in line with this building. The prior approval barn has not yet been built but still could be. It appears that the applicant's intention is to build that barn at some point. Therefore there would be two similarly sized barns in close proximity to each other. Although this would result in two new buildings within the Green Belt, since the buildings are necessary for the purposes of agriculture and not excessive in size then they are not inappropriate development in the Green Belt. Accordingly, there is no policy difficulty with either the principle of the current proposal of itself or in the context of the prior approval barn. The applicant farms, 450 acres which is a mix of tenanted land and land within the applicant's ownership. As the applicant owns the land on which both the application barn and the prior approval barn will be located this would avoid any uncertainty about a future need for a barn arising from the possible loss of tenanted land.

### Amenity

The barn is some 200m from the nearest residential neighbour and therefore it is not considered any significant amenity issues are raised. The barn may be visible to surrounding neighbours/footpath users however, as stated above such buildings are typical of, and expected in rural location and therefore this is not considered a significant amenity issue. The barn is located close to a bridle path but does not obstruct the path. With regards to comments raised regarding safety, the path passes through agricultural land and machinery movements would not be uncommon even without the barn. Such a path through agricultural land is not an uncommon situation and potential conflict between recreational use and agricultural use of the path is normally resolved by the common sense of the individuals, general guidance being given in The Countryside Code. With regards to concerns regarding vandalism and fire risk, these matters would be for the applicant to address, but again isolated agricultural barns are not uncommon.

### Conclusion:

While the proposal is acceptable in terms of its consequence for the Green Belt or the living conditions of neighbours, the application fails to demonstrate it will not increase flood risk elsewhere and, notwithstanding whether it would increase flood risk, the building could demonstrably be provided on land in Flood Zone 1 that is available. The proposal therefore conflicts with Local Plan and Alterations Policy U2A, which is consistent with the NPPF. Accordingly, it is recommended that planning permission be refused for that reason.



## **Way Forward**

Since the proposal fails the sequential test there does not appear to be any way forward for the Applicant on the application site. There does appear to be a way forward for the Applicant's proposal on neighbouring land in his ownership. A proposal for erecting an alternative building on land within field references 0376 or 2538 could overcome the objections raised in this report.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

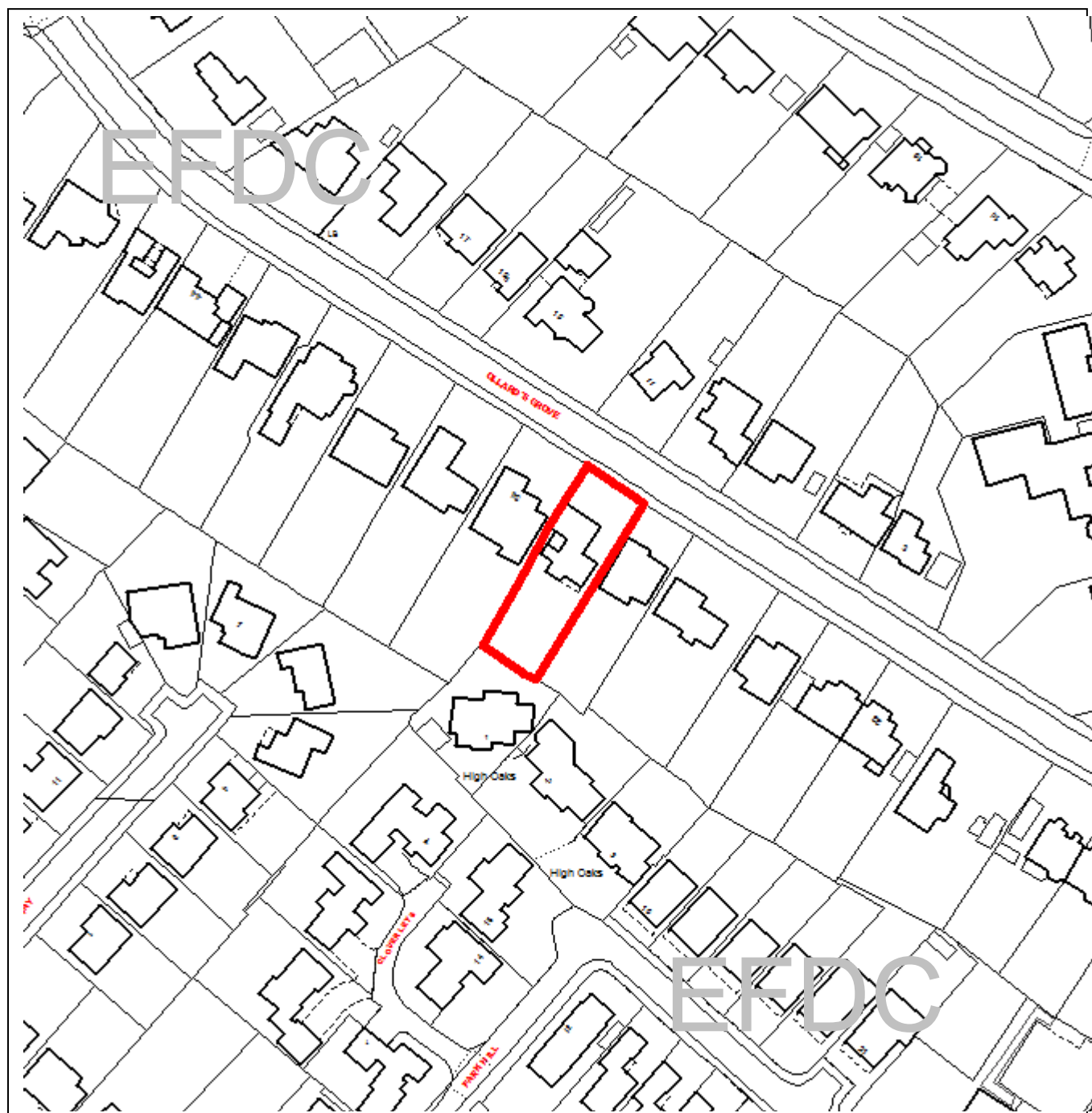
***Planning Application Case Officer: Stephan Solon  
Direct Line Telephone Number: (01992) 564018***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 2



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Application Number:	EPF/2103/17
Site Name:	32 Ollards Grove, Loughton, IG10 4DW
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2103/17
<b>SITE ADDRESS:</b>	32 Ollards Grove Loughton Essex IG10 4DW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Roland Arnold
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to existing loft space and roof alterations to add additional bedrooms.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=597881](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597881)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee because the recommendation for approval is contrary to an objection from a local council which is material to the planning merits of the proposal, pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(g).*

**Description of Site:**

A two storey detached house in a road containing mainly 2 storey houses of varied appearance. The house is not listed nor does it lie in a conservation area.

**Description of Proposal:**

Extension to existing loft space, and roof alterations to provide two additional bedrooms.

**Relevant History:**

None.

**Policies Applied:***Adopted Local Plan:*

DBE9 – Loss of amenity.  
DBE910 – Residential extensions

*NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

*Draft Local Plan*

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM9 - High Quality Design

**Summary of Representations:**

NEIGHBOURS – 4 properties consulted and no replies received.

LOUGHTON TOWN COUNCIL – The Committee objected to this application stating that the increased bulk of the roof line would be detrimental to the street scene and expressed concern about overlooking on neighbours in Cloverleys. This would be contrary to policies DBE9 (i) and DBE (ii) of the Epping Forest District Council's adopted Local Plan & Alterations.

**Issues and Considerations:**

Viewed from the front this house has a hipped roof over a two storey bay window section with the other half of the house having a flat roof. This application proposes the provision of a sloping roof to replace this flat roofed section, and this will improve the appearance of the front elevation of the property. The adjoining property at no. 34 stands on higher land and has a sizeable roof. The ridge height and eaves of the proposed addition to no.32 will still be some 0.8m lower than the neighbouring house at no.34. In addition a proposed front dormer has now been deleted from the scheme in favour of two small roof lights. For these reasons the size and design of the proposed roof extension is acceptable, and the concern of the Town Council that it would have a detrimental appearance in the street scene is not shared by officers.

At the rear the existing house has a gabled end section at second floor roof or loft level. A second gable end feature is proposed of the same size and design and its appearance will be acceptable. The new rear windows in the second floor loft level will be 25m away from the angled rear

elevation of the nearest house in Cloverleys to the rear, and there are mature trees close to the rear garden boundaries of these houses which provides a screening effect. For these reasons the concerns of the Town Council regarding overlooking are not supported since the proposals will not result in a material loss of privacy.

**Conclusion:**

For the reasons outlined above this proposal complies with policies DBE9 and DBE10, and it is recommended that conditional planning permission be granted.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

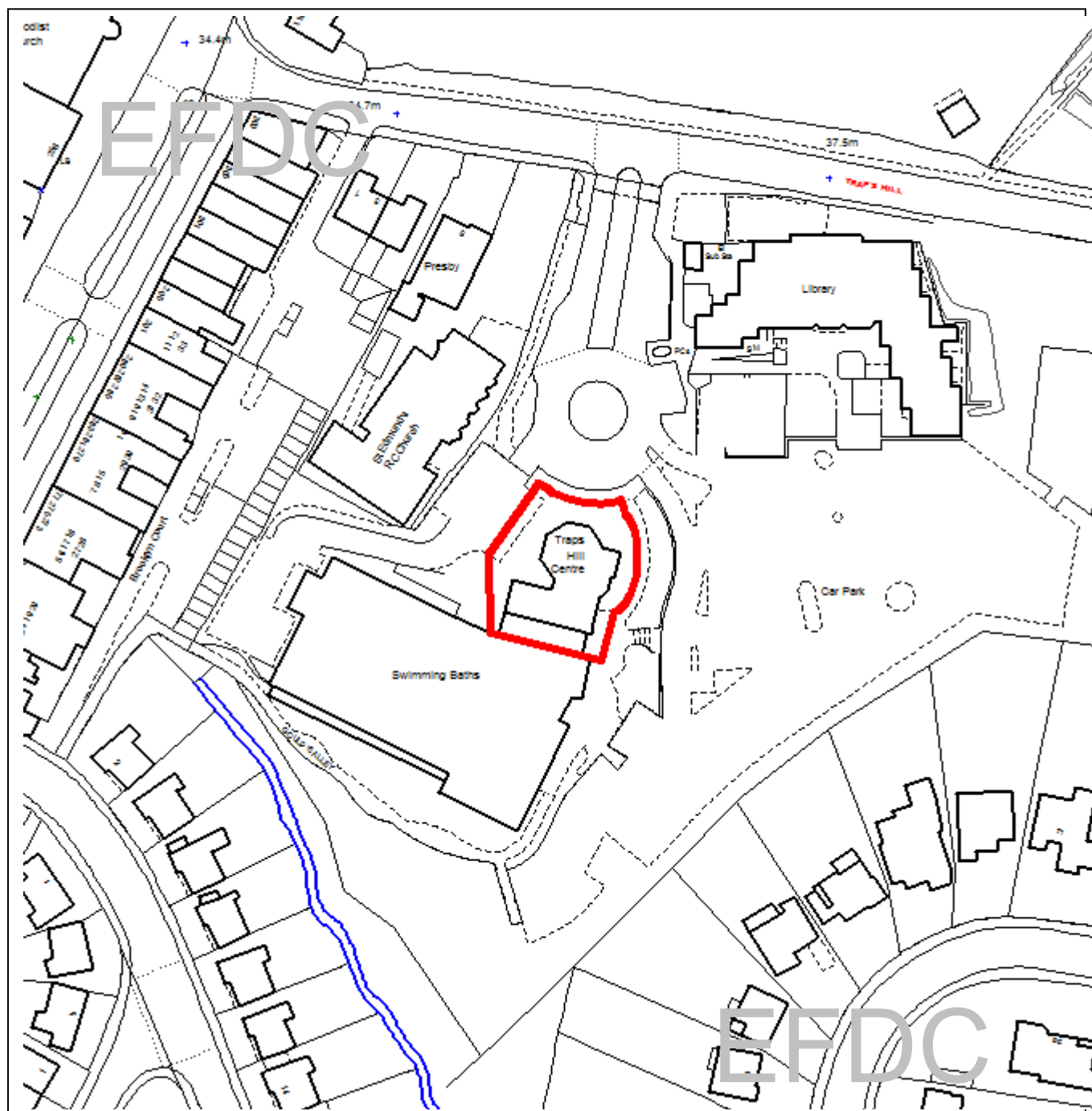
***Planning Application Case Officer: David Baker  
Direct Line Telephone Number: 01992 564514***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 3



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Application Number:	EPF/2338/17
Site Name:	Loughton Leisure Centre, Traps Hill, Loughton, IG10 1SZ
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2338/17
<b>SITE ADDRESS:</b>	Loughton Leisure Centre Traps Hill Loughton Essex IG10 1SZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr Martin Anderson
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of octagon room and replacement with new fitness suite including mezzanine level and mainly glazed frontage.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=598997](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=598997)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
  
P4560 -02: 1100A, 1150A, 1151A, 1152A, 1200A, 1201A, 1202A, 1300A, 1350A, Design and Access Statement 5045: D-001, SW, Drainage Strategy.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or

establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 No development, including works of demolition or site clearance shall take place until details of the retained landscaping (trees/ hedges) and their methods of protection (in accordance with BS5837:2012 - Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.
- 6 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 7 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 8 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application site comprises the Loughton Leisure Centre building built in 2002. It is located within a cul de sac shared with a large public car park, Loughton Library to the north east and St Edmunds Church to the west. It is accessed via Traps Hill.

The site slopes down from East to West, with the Centre sitting in a hollow.

The site is bound on the southern and eastern sides by detached residential properties and commercial uses to the west.



The site falls within land designated as being for community purposes only. It is also within the Loughton Town Centre. The site falls outside of any land which is designated as protected open space.

### **Description of Proposal:**

Permission is sought for the demolition of the Octagon room and replacement with new fitness suite including mezzanine level and mainly glazed frontage.

The existing Octagon room covers an area of 315 sqm. The proposal will provide an additional 725 sqm of space. 518 sqm will be at ground floor level and 207 sqm will be in the first floor or mezzanine level.

The proposal has a maximum height of 10.55m to the top of its monoslope roof covering the northern (front) elevation. The height of the roof then reduces to 6m on the extension's southern elevation.

The Design and Access submitted with the application describes the existing leisure centre as consisting of grey split faced stone 'effect' concrete blocks with contrasting buff block bands and infill panels. The massing of the centre has been broken down into a number of smaller units. Contemporary detailing includes pronounced metal standing seam pitched roofs with slanting roof structure and large overhanging eaves, plant areas are covered with louvre panels and curtain walling. This design is reflective of the architectural period within which it was built.

The proposed front façade of the proposed extension will have a fully glazed appearance. Other materials include feature metal cladding and bricks to match those of the application building.

The proposal will create 6 additional jobs.

### **Relevant History:**

Reference	Description	Decision
EPF/1314/10	Enclosed external walkway to connect the Traps Hill Centre to the reception.	Granted.
EPF/2214/10	Application for approval of details reserved by condition 2 'materials' on EPF/1314/10 (Enclosed external walkway to connect the Traps Hill Centre to the reception)	Details approved.
EPF/2267/10	Non material amendment on EPF/1314/10 (Enclosed external walkway to connect the Traps Hill Centre to the reception)	Approved

### **Policies Applied:**

#### *Adopted Local Plan:*

CP2	Protecting the quality of the rural and built environment
CP3	New Development
CP4	Energy Conservation
CP5	Sustainable Building
CF1	Traps Hill Loughton
RST1	Recreational, Sporting and Tourist Facilities
ST1	Location of Development
ST4	Road Safety

ST6	Parking Provision
DBE1	New Buildings
DBE3	Design in Urban Areas
DBE9	Loss of Amenity
U3B	Sustainable Drainage Systems

*NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

*Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

SP1	Presumption in favour of sustainable development
T1	Sustainable transport choices
DM9	High quality design
DM 11	Waste recycling facilities on new developments
DM16	Sustainable drainage systems

**Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: None  
Site notice posted: Yes 26 September 2017.

LOUGHTON RESIDENTS ASSOCIATION (Plans Group): **Object:** The Leisure Centre, Library, car-park and Bowls Club (across the road) have been classified by the District Council as Urban Open Space.

The Octagon is at the front of the complex as people enter from Traps Hill. Because it is single storey, it “fits” into the front of the Leisure Centre, and does not impose itself on the scene.

However, the proposed replacement for the octagon would have an out-of-keeping impact on the street scene because of its overbearing frontage and roof design.

We do not object in principle to an extension for a fitness suite. However, we think it would be perfectly possible to design a much more sympathetic extension by effectively reversing the design, so that the front is less overbearing and the roof slopes upwards from one storey to two, making the building much less prominent on the street scene.

However, if the District Council is minded to approve the application, we ask for conditions as follows:

- to restrict demolition and building work hours to the Council’s usual standard hours
- to require wheel-washing equipment on-site.

LOUGHTON TOWN COUNCIL: **OBJECTED** to this application because of its impact on the street scene within the overbearing roof design. Members commented that the design would be better if it was turned through 180 degrees, so that the rise in the roof slope went over the leisure centre and would therefore be less prominent on the street scene.

## **Main Issues and Considerations:**

Chapter 8 of the NPPF requires that planning decisions should ensure that “facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community”.

The proposal is located within an area protected for community purposes and is also within a Principal Town centre. It is located close to public transport links and other amenities and is likely to encourage more trips to the Town Centre. It is therefore concluded the application site is highly suitable for this type of development and, moreover, it is likely to enhance the Town Centres vitality and viability. It will evidently significantly enhance the attractiveness of Loughton Leisure Centre, an important community facility, and therefore may contribute towards encouraging healthier lifestyles. On that basis the proposal complies with the requirements of chapters 2 and 8 of the NPPF together with CP1, CP3, and CF1. Accordingly, the principle of the proposal is acceptable.

Proceeding from that position, the main issues to consider when assessing the merits of this proposal are design, highways issues (parking, impact on road safety and flow of traffic), consequence for living conditions of neighbouring dwellings and drainage.

### **Design:**

The proposal will demolish the existing octagon room and replace with a new fitness suite which would follow the existing pitched roof forms of the leisure centre.

The height of the front façade will be more visually prominent than the building it replaces and will result in the loss of existing vegetation within the front forecourt of the site. The degree of prominence and loss of some landscaping is not unacceptable provided the proposal as a whole is of high quality design. To that end the following points are drawn to Members attention:

- The library and church building to the north of the site being between two and three storeys in height. The extension therefore respects the height of neighbouring buildings.
- The site is on lower ground level than its neighbours on Traps Hill reinforcing the sympathetic scale in relation to neighbouring buildings;
- St Edmunds Church is the nearest building to the proposal. It is at least 15m away from it. This minimum distance is considered to allow sufficient space between the proposal and neighbouring buildings to further ensure that the extension does not appear over-dominant in relation to its neighbours.
- The extension would be to a building that is considerably set back from Traps Hill, mitigating its prominence when seen from the road;
- The detailed design of the proposal complements the appearance of the existing building at the site;
- The bulk, height and position of the development is appropriate to its use as a public facility;
- No objection has been received from the Council's Trees and Landscaping Team; and
- The site is located within a Principle Town Centre where the efficient use of land is encouraged;

Given the proposal complements the appearance of the existing building in terms of scale, height and detailed design, and having regard to it positive relationship to neighbouring buildings and Traps Hill, the extension is considered to respect the character and appearance of the locality. Its prominence is appropriate to the public use of the building and it will serve to draw the eye to the facility from the vehicular access off Traps Hill, without unduly competing with the neighbouring

church and library buildings. Indeed, in urban design terms it will significantly enhance the legibility of the locality. It is therefore concluded the proposal amounts to high quality design. Accordingly, the proposal complies with Chapter 7 of the NPPF and policies CP1, CP3, DBE1, DBE 3 and RST1 of the Local Plan and is therefore acceptable.

### Highways

The proposal will result in the loss of 5 car parking spaces. However these are reserved for staff and it is proposed that they will be relocated to the service area of the site. The Highways Authority have also not raised any objection to the proposal due to the sustainable location of the site where a number of alternative public transport links are available. The proposal therefore complies with the requirements of policies ST4 and ST6 of the Local Plan.

### Impact on the living conditions of neighbouring dwellings.

The nearest residential dwellings to the proposal are those on the eastern side of Brooklyn Avenue and those within Brooklyn Court. The proposal is at the front of the site and therefore is screened from nearby residential properties on Brooklyn Avenue by the existing Leisure Centre building. The residents at Brooklyn Court are located at least 70m away, and largely separated from the proposal by the bulk of St Edmund's Church. The Presbytery at St Edmund's Church is 45m away and also separated from the proposal by the bulk of the Church. All other residential dwellings are further away. The proposal is therefore not considered to have excessive impact on the living conditions of neighbouring residential dwellings in terms of light, outlook or privacy in accordance with policy DBE9 of the Local Plan.

### Land Drainage

Further surface water drainage details were submitted during the course of the application which the Land Drainage team found to be acceptable. The proposal therefore complies with the requirements of U3B of the Local Plan.

### **Conclusion:**

In conclusion, the site is located in an area where development for community facilities is encouraged. The proposal will make an efficient use of the site which is well served by public transport. It will also provide health, social and economic benefits for the local community. There will not be any harm to the character and appearance of this locality; neighbouring amenity or highway safety and congestion. Indeed, the proposal is positive in urban design terms and amounts to high quality design. The proposal is therefore complies with relevant planning policy and it is recommended that planning permission be granted.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Sukhi Dhadwar  
Direct Line Telephone Number: 01992 564597***

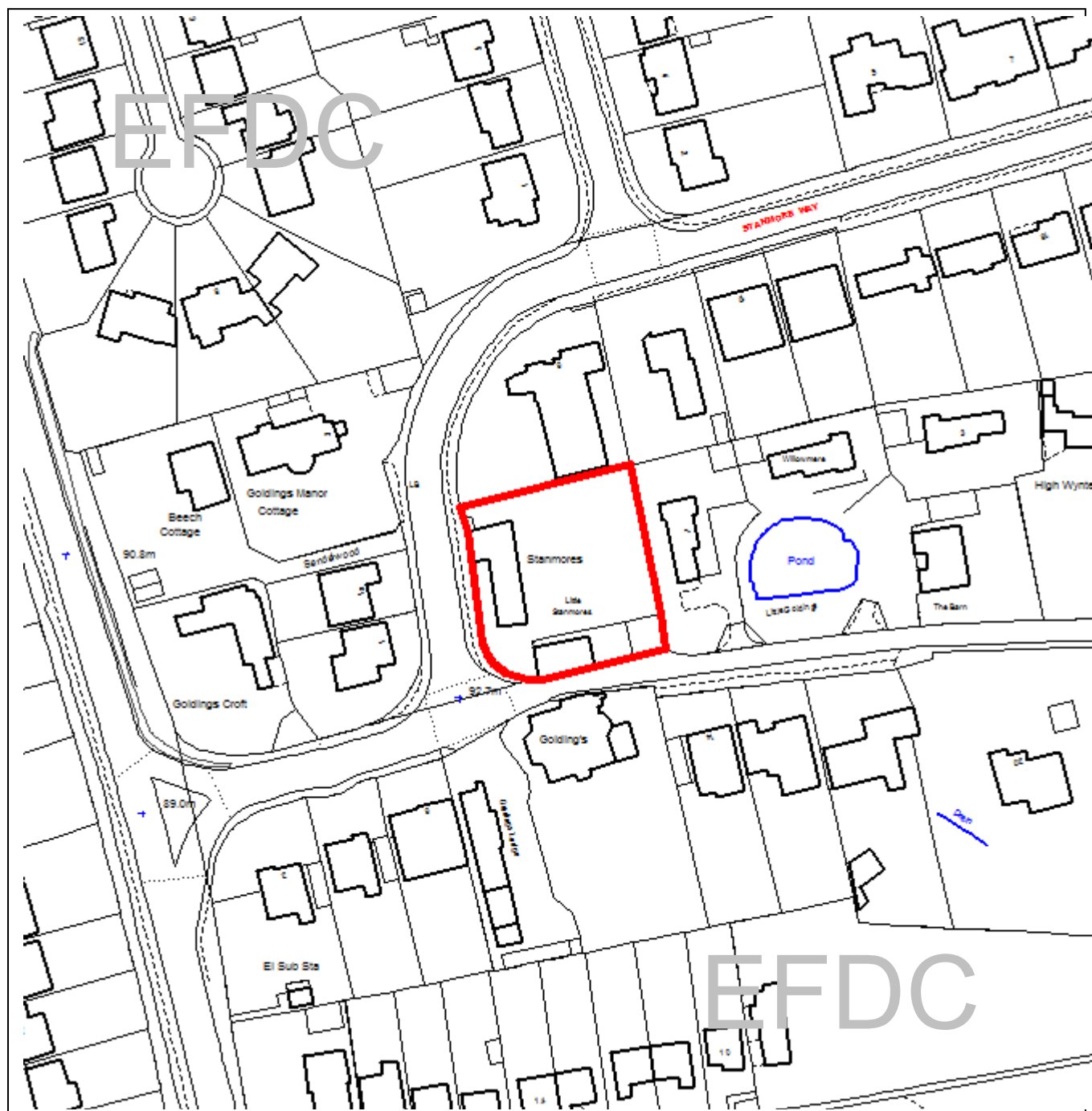
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

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# Epping Forest District Council

## Agenda Item Number 4



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Application Number:	EPF/2398/17
Site Name:	Stanmores and Little Stanmores, Clays Lane, Loughton, IG10 2RZ
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2398/17
<b>SITE ADDRESS:</b>	Stanmores and Little Stanmores Clays Lane Loughton Essex IG10 2RZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>APPLICANT:</b>	Mr Robert Shaw
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of Stanmores and Little Stanmores and erection of three detached dwellings.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=599273](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599273)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations of all 3 properties shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 3 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 4 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local

Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 5 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1, 2, 3, 4, 5, 6B, 7B, 8B, 9B, 10



*This application is before this Committee since the recommendation is for approval where there are more than two expressions of objections received, material to the planning merits of the proposal to be approved (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application site comprises a one and a half storey dwelling and a detached garage and 1 bedroomed apartment above. A small portion of the building towards the north of the site was once a stable building belonging to the long since demolished 'Goldings Manor' which was to the West of the site. The building suffered bomb damage during WWII and much of the building was rebuilt or replaced to facilitate it's conversion into a residential dwelling during the 1950's. The property sits within a large walled garden. The property is not within a conservation however the locally listed 'Goldings' lies to the South of the site just off of Clays Lane.

**Description of Proposal:**

This application seeks planning permission for the demolition of an existing detached one and half storey house and detached buildings comprising of a garage and 1 bedroomed apartment above (Stanmores and Little Stanmores respectively) and their replacement with 2 four bedroomed two storey dwellings and 1 three bedroomed two storey dwelling.

**Relevant History:**

None Relevant

**Policies Applied:**

*Adopted Local Plan and Alterations*

CP1 – Achieving sustainable development objectives  
CP2 – Protecting the quality of the rural and built environment  
CP4 – Energy conservation  
CP5 – Sustainable building  
DBE1 – Design of new buildings  
DBE2 – Effect on neighbouring properties  
DBE3 – Design in urban areas  
DBE8 – Private Amenity Space  
DBE9 – Loss of amenity  
LL10 – Adequacy for provision of landscape retention  
LL11 – Landscaping Schemes  
ST4 – Road Safety  
ST6 - Vehicle Parking  
HC13A – Local list of buildings

***NPPF:***

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

### *Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM7	Heritage Assets
DM9	High Quality Design
DM10	Housing Design and Quality
DM15	Managing and Reducing Flood Risk
H1	Housing Mix and Accommodation Types
T1	Sustainable Transport Choices

### **Summary of Representations:**

10 neighbouring properties were consulted and a site notice displayed.

26 responses raising objection were received.

Responses received from:

STANMORE WAY	1, 1A, 3, 6, 8, 15, 23
BROADSTROOD	24, 30, 38, 55, 57
THE BEACONS	12, 7
CLAYS LANE	2, 4, 6, Goldings, Little Goldings

4 Objectors did not provide an address

The grounds of objection can be summarised as:

- Loss of a non-designated heritage asset
- Harm to highway safety
- Overlooking of neighbouring amenity space
- Overdevelopment

A petition against the loss of the building as a non-designated heritage asset with 69 signatures was also received.

### **LOUGHTON AND DISTRICT HISTORICAL SOCIETY**

The buildings are timber framed and of considerable age, but the value of the frame cannot be fully appreciated as it is covered in plaster etc.

Because of their historic interest, they were specifically preserved and adapted when the Goldings Manor Estate was built in the 1950s after the destruction of the big house by a landmine in 1940. This was one of the first conversions of redundant farm buildings locally

The buildings are not listed but are an Undesignated Heritage Asset within the meaning of the National Planning Policy Framework

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) summarised as:

- Loss of a historic building
- Design out of character with the street scene
- Adverse impact on 6 Stanmore Way

- Loss of existing landscaping

## LOUGHTON TOWN COUNCIL – NO OBJECTION

### **Issues and Considerations:**

The proposal is for a residential development of 3 detached houses that would enjoy good living conditions in an urban area that is characterised by predominantly two-storey detached houses. In broad policy terms the context of the proposal is one where the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. While the lack of a demonstrable five year supply of housing weighs in favour of granting planning permission, it does not necessarily outweigh other policies that deal with the quality and consequences of the development. Accordingly, the main issues to be considered in this application are:

1. Whether the building is a non-designated heritage asset and, if so, the consequence of its loss;
2. Design and the consequence of the proposal on the character and appearance of the area, including the setting of Goldings, a neighbouring locally listed building;
3. The consequence of the proposed development on the amenities of the occupiers of neighbouring dwellings;
4. Consequence for highways safety and parking stress.

### **Whether a non-designated heritage asset**

This section of the report focus's on Stanmores, but also considers Little Stanmores

#### ***Stanmores:***

Stanmores has been identified as a possible non-designated heritage asset as per paragraph 135 of the National Planning Policy Framework (NPPF). The NPPF states that heritage assets can include those identified by the Local Authority through the Local List – these are considered to be “non-designated heritage assets” as sited in para. 135. The paragraph states that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining the application. It also requires a balanced judgement to be made with regards to the scale of harm or loss and the significance of the asset.

The Planning Practice Guidance (PPG) accompanying the NPPF further explains the status of non-designated heritage assets and how they are identified. ‘Local lists’ are the advocated method for identifying non-designated assets and it is suggested that when identifying buildings “their significance should be judged against published criteria, which may be generated as part of the process of producing a local list” (PPG, para.041). Criteria were published in 2006 when the Council's local list was last updated. The criteria are as follows (taken from the text accompanying policy HC13A in the Local Plan Alterations 2006):

*To be included on the Local List, the building or structure should satisfy (a), and either (b) or (c) below:*

*(a) authenticity – buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion;*

*(b) architectural, local or townscape significance - the building must be a good example of a particular local building type or style, or display good quality local craftsmanship and detailing*

*(c) historical significance – the building should display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events.*

It is considered that Stanmores falls short when assessed against these criteria as it does not satisfy criteria (a) *authenticity* or (b) *architectural, local or townscape significance*, and is extremely limited in regards to (c) *historical significance*. Stanmores forms part of the eastern range of outbuildings, likely stabling, associated with Goldings Manor house destroyed during World War II. Historic OS maps show that the original building was a far larger L-shape with a northern range spanning west over Stanmore Way towards Goldings Manor (in the position of Goldings Croft and nos.1 and 1a Stanmore Way). In the 1950s planning permission was granted for the housing estate to the north of Stanmores occupying the grounds once belonging to Goldings Manor. The development included the access road, Stanmore Way, for which the remains of the northern range of the outbuilding were demolished. In the early 1950s permission was also granted for the residential conversion of “war damaged buildings not in use”, i.e. the building now forming Stanmores. The description of the development included “partial demolition of existing buildings and alterations to remainder to form dwelling house”. It is clear both from the fabric of the building itself and from plans and drawings dating from the 1950s that the historic stables were altered almost beyond recognition. Already a war damaged building, the 1950s alterations saw the entire rebuilding of the roof, the insertion of several dormer windows, the blocking up and creation of new windows and doors, the rebuilding of a chimney stack to the rear, the rebuilding of the southern wall to incorporate a bow window, the construction of a new western gable wall (where the building once extended west to create the L-shape), and the removal of internal walls and staircases. Further alterations were then made throughout the 20<sup>th</sup> century including single storey rear and front extensions, and the addition/alteration of dormer windows.

A desk-based assessment of the building (including the 1950s conversion plans) and a site visit confirms the findings of the Heritage Statement submitted as part of the application in that the significance of the building is extremely limited. As stated in the Heritage Statement, its conversion from a functional building to a dwelling house resulted in substantial alterations both to its external appearance and layout, together with substantial alterations to its construction with the addition of modern windows and doors and insulation.

The Heritage Statement identified three elements contributing to the building’s significance: its location close to Epping Forest; it being part of a former estate (now lost); and the survival of a limited number of older timbers (although not forming a complete, or even large part, of the original building). It is clear that the building’s significance is limited given the poor survival rate of historic fabric, its altered, almost unrecognisable, appearance and construction, and the loss of its historic setting and context.

The building therefore does not meet local listing criteria (a) as it is not recognisably of its time or a phase in its history (other than its 1950s conversion to a dwelling), the alterations are not reversible, and it retains hardly any original features. Nor does it meet criteria (b) or (c) in that it is not a good example of its type or style and does not display good quality craftsmanship, and it does not display physical evidence of its history. In this regard it is not considered to be a non-designated heritage asset. Even if considered to be a non-designated asset, it would be assessed under para.135 of the NPPF as mentioned above and, in applying the balanced judgement, the limited significance of the building is not considered to outweigh its loss.

A question has also been raised about the statutory listing of the building. For the reasons set out above, it is not considered that the building demonstrates the high level of special interest required of listed buildings. The criteria followed when assessing listed buildings is as follows:

*Architectural Interest – To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally*

*important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

*Historic Interest – To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

The building does not meet the level of special interest set out in the above criteria and is therefore not of listable quality.

#### *Little Stanmores*

Little Stanmores is an entirely 20<sup>th</sup> century building. Originally constructed in the early 1950s with a flat roof, following the demolition of former small outbuildings, it was altered in the 1970s and then further altered and converted to an annex in the 1990s. The building is therefore of no architectural or historic interest.

#### *Conclusion on whether a non-designated heritage asset*

In conclusion, the existing buildings do not meet local listing criteria and certainly do not meet the criteria for statutory listing. Following on from those findings it is concluded that there is inadequate justification for treating these particular buildings as non-designated heritage assets.

#### Design, consequence for character and for the setting of Goldings

The street scene of Stanmore's Way is largely made up of large, detached houses typical of the 1950's. The design of the proposed three houses draws reference on features of the existing house and the more traditional neighbouring house at Goldings. The scales of the proposed houses are also very similar to that of neighbouring houses. They reflect the wide fronted two-storey form. They reflect the typical local separation of houses to site boundaries with gaps of over a metre between each shared boundary. Indeed, that is greater than that between a number of existing houses within the street scene. As a consequence, the development will not look cramped within the ample space on site or appear as an overdevelopment of the site within the context of the street scene.

The provision of appropriate landscaping for the development is evidently feasible. Consequently the Council's Tree and Landscaping Officers have no objection to the scheme subject to conditions ensuring tree protection and sufficient landscaping provision.

With regards to the impact of the development on the setting of Goldings, a locally listed building, the proposal is considered to be acceptable. The historic setting of Goldings has been substantially compromised through the 20th century residential development of the area. Its present day setting is as part of a residential area of large detached properties. The proposed redevelopment of Stanmores and Little Stanmores to provide three detached houses will maintain the established appearance and grain of development of the area and will, therefore, not be detrimental to the setting of Goldings. Furthermore, the design and materials proposed reference traditional buildings and are sympathetic to the character of Goldings.

In conclusion it is considered that the development will make a positive contribution to the street scene and the design will be of a far higher quality of design than existing buildings within the street scene,

### Impact on Neighbouring Residents

The occupants of a number of neighbouring properties have concerns that the development will cause an excessive loss of privacy to their properties. Goldings Manor Cottage is well over 20 metres away and it is not considered that the fronts of that property would be overlooked to a degree that would amount to an excessive loss of privacy.

At present 8.5 metre tall Leylandi trees line the northern boundary with 6 Stanmore Way. The applicant proposes to replace these trees with 5 metre tall native trees. This would afford improved provision of light to the first floor extension over a rear projection that is currently under construction at 6 Stanmore Way. The proposed house closest to the boundary with 6 Stanmore Way will not create any overlooking as the flank wall will contain no windows. Its flank wall will be sited adjacent to that of the extension to 6 Stanmore Way.

Neighbours to the rear of the application site also show concern that the new dwellings will excessively overlook their properties. All three of the proposed houses will be set approximately 20 metres from flank elevation of 1 Little Goldings'. Moreover the site is well screened by existing trees at the application site on the boundary with 1 Little Goldings. The trees will be retained alongside the existing relatively high wall that encloses the northern, eastern and southern site boundaries, which will be retained.

With this in mind it is not considered that the development will have any significant impact on neighbouring amenity.

### Highway safety and parking stress

The Highway Authority raises no objection to the proposed development, finding there would be no adverse impact on either highway safety or the free flow of traffic in the locality. In relation to parking stress, each of the proposed properties would include off street parking for two cars. That accords with the Vehicle Parking Standards and is therefore the development is very unlikely to impact on parking stress in the locality. Moreover, the proposal is laid out in a manner that parking spaces would not dominate the appearance of the development.

Some objectors raise concerns about trade vehicles parking within the road. It is not within the remit of the town planning system to control existing users of the street, and provided the proposal provides adequate off-street parking, current parking stress cannot weigh against the proposal. The greatest impact is likely to be for a temporary period during construction, and that is also not a good basis for resisting the proposal. The application of the Council's standard condition controlling the hours of construction would assist in limiting any temporary increase in parking stress during construction as well as serve its primary design purpose of restricting noise from construction activity.

### Conclusion

The existing buildings are not found to be non-designated heritage assets therefore their loss would not of itself result in excessive harm to the character and appearance of the locality. The proposal would evidently complement the established character and appearance of the locality and would safeguard the living conditions of neighbouring dwellings. In light of the above appraisal it is considered that, subject to the imposition of the planning conditions suggested, the proposal would constitute an acceptable form of development. Accordingly it is recommended that planning permission be granted.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Corey Isolda  
Direct Line Telephone Number: 01992 564380***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***