

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 25 September 2019  
South

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 8.19 pm  
High Street, Epping

**Members Present:** G Mohindra (Chairman), R Baldwin, R Brookes, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, S Murray, S Neville, M Owen, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, J Share-Bernia, D Sunger and D Wixley

**Other Councillors:**

**Apologies:** A Patel, A Beales, S Heap, J Knapman and S Rackham

**Officers Present:** M Johnson (Development Management Manager), A Hendry (Senior Democratic Services Officer), A Marx (Service Manager (Development Management)) and J Leither (Democratic Services Officer)

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### **32. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **33. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 28 August 2019 be taken as read and signed by the Chairman as a correct record, subject to the following:

- Noting that the drawing for a previous application at 122 Roding Road was out of date; and
- For the planning application for 47 Harvey Gardens, it was noted that the erection of a front porch had been approved previously and not at the last meeting.

### **34. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest by virtue of the applicant being his tenants but the property was not his. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1602/19 – 20 Wellfields, Loughton IG10 1NX

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Neville declared a non-pecuniary interest by virtue of the applicants neighbour's being known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1602/19 – 20 Wellfields, Loughton IG10 1NX

### 35. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

### 36. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

[http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note\\_Mar-2018.pdf](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

### 37. SITE VISITS

The Sub-Committee agreed to hold site visits to the following application locations:

- EPF/1602/19 – 20 Wellfields, Loughton, IG10 1NX; and
- EPF/1962/19 – Patsalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

### 38. PLANNING APPLICATION - EFP/1177/19 - GARAGES AT LOWER ALDERTON HALL LANE, LOUGHTON, ESSEX, IG10 3HA

<b>APPLICATION No:</b>	EPF/1177/19
<b>SITE ADDRESS:</b>	Garages at Lower Alderton Hall Lane Loughton Essex IG10 3HA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish existing garages and erect x 2 no. affordable homes.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=623799](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=623799)

### 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 numbers: 612/055/PL01, PL02, PL03A, PL04A, PL05 and PL06.
- 3 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
  - provide details on all structures
  - accommodate the location of the existing London Underground structures and tunnels

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the buildings hereby permitted are occupied.

- 4 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 5 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

- 6 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 7 No ground works 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 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 9 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 10 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details..
- 11 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be 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.
- 12 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, 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.
  - 13 Prior to first occupation of the development hereby approved, Electric Vehicle Charging Points shall be installed to serve a minimum of 50% of the parking spaces within the site, and retained thereafter for use by the occupants of the site.
  - 14 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.
  - 15 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
  - 16 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
  - 17 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
  - 18 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
  - 19 There shall be no discharge of surface water onto the Highway.
  - 20 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

- 21 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 22 The window openings in the south elevation shall be entirely fitted with obscured glass with a minimum Level 3 obscurity 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.
- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A and E of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

**And subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial and/or other contributions towards mitigation of the impact of the development on visitor pressure and air quality in the Epping Forest Special Area of Conservation.**

**39. PLANNING APPLICATION - EPF/1471/19 - 113 CHURCH HILL, LOUGHTON, ESSEX, IG10 1QR**

<b>APPLICATION No:</b>	EPF/1471/19
<b>SITE ADDRESS:</b>	113 Church Hill Loughton Essex IG10 1QR
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Residential development of x 10 no. apartments with associated parking and external amenity space. (Revised application to EPF/0610/18).
<b>DECISION:</b>	Grant Permission (Subject to a Legal Agreement)

**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=624994](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624994)

**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 numbers: 17068/PL01A, PL02, PL03B, PL04, PL05, PL06 and PL07

- 3 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 4 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 5 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 6 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 7 No ground works 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 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction,
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
  7. Tree protection measures.
- 9 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be 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; 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.
- 10 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 11 Prior to the commencement of the development other than groundworks, details of all walls, fences gates and other means of enclosure, and including where practical retention of existing boundary walls, shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the development. No further gates or means of enclosure shall thereafter be added without prior consent from the Local Planning Authority.

- 12 Prior to the commencement of development other than groundworks, details of all external lighting to be installed on buildings and within the site shall be submitted to and approved by the Local Planning Authority/ The works as agreed shall be fully implemented prior to first occupation of the development. Thereafter, no additional lighting shall be installed above ground floor level of the building without prior consent from the Local Planning Authority.
- 13 Prior to the commencement of the development other than groundworks, details of the design, including security measures, of the cycle store with capacity for a minimum of 10 bicycles shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the development and thereafter retained for use by residents of the site.
- 14 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.
- 15 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 16 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 17 Notwithstanding any details approved pursuant to condition 6 above, the development be carried out strictly in accordance with the flood risk assessment (SLR, Ref 425.09671.00002 Version No.2 May 2019) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 18 Prior to first occupation of Units 7, 8 and 10, obscure glazed privacy screens a minimum of 1.8m high shall be fitted to the south west facing end elevation of balconies to Units 7 and 8 and the terrace to unit 10 as so identified on the approved plan. Such screens shall thereafter be permanently retained and maintained in perpetuity unless otherwise agreed by the Local Planning Authority.
- 19 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 20 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each parking space shall be installed and retained thereafter for use by the occupants of the site.
- 21 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked

- out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 22 Prior to first occupation of the development the existing redundant vehicular dropped kerb crossing shall be fully reinstated to full height kerbing and footway.
- 23 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 24 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 25 The rear external amenity area at ground floor shall remain available for use by all residents and shall not be enclosed or sub-divided to limit or prevent access thereto for any resident unless otherwise agreed in writing by the Local Planning Authority.
- 26 All flat roof areas indicated on the floor plan 17068/PL04 as finished as Sedum Roof areas shall be used only for maintenance and repair access to the building and shall not be used as terraces, balconies or other amenity areas.
- 27 Flank windows at first and second floor in the side elevation of the building facing no.111 Church Hill shall be non-opening and finished in obscure glazing, and shall be permanently retained in that form. No additional window openings shall be installed in any elevation of the building without prior consent from the Local Planning Authority.
- 28 No vents, grilles or ducting shall be fixed to the front elevation of the building without the prior written approval of the Local Planning Authority.

**And subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial and/or other contribution towards mitigation of the impact of the development on visitor pressure and air quality in the Epping Forest Special Area of Conservation.**

**40. PLANNING APPLICATION - EPF/1602/19 - 20 WELLFIELDS, LOUGHTON, ESSEX, IG10 1NX**

<b>APPLICATION No:</b>	EPF/1602/19
<b>SITE ADDRESS:</b>	20 Wellfields Loughton Essex IG10 1NX
<b>PARISH:</b>	Loughton

<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	New glazed lantern on the existing rear single storey roof, change of use of existing garage, x 3 no. new dormers to the front elevation and miscellaneous windows.
<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=625619](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=625619)

**Deferred for a site visit**

**41. PLANNING APPLICATION - EPF/1792/19 - HAINAULT HALL, 173 LAMBOURNE ROAD, CHIGWELL, ESSEX, IG7 6JU**

<b>APPLICATION No:</b>	EPF/1792/19
<b>SITE ADDRESS:</b>	Hainault Hall 173 Lambourne Road Chigwell Essex IG7 6JU
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to planning permission EPF/0348/18 (Retention of height of rear pool building with incorporation of roof light windows, excavation of pool building by 1.2m to create mezzanine floor above pool, alterations to and raising of roof of existing garage building, and formation of basement in existing garage building to be used as a gym with rooms above).
<b>RECOMMENDED DECISION:</b>	Refuse Permission (Householder)

**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=626557](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626557)

**REASON FOR REFUSAL**

- 1 The proposal would result in significant harm to the setting of the listed building by the increased bulk of the proposed garage/pool building, the harm caused to the appearance and special interest of the listed

building and the wider street scene of Maypole Drive. This is supported by policies HC10 and HC12 of the Local Plan and Alterations (1998 and 2006), policy DM7 of the Submission Version Local Plan (2017), and the NPPF (2019).

- 2 Due to the close proximity of the proposal to no.7 Maypole Drive, the proposal by reason of its excessive height would cause significant harm to the outlook and light afforded the inhabitants of this dwellinghouse when viewed from its rear habitable room glazing and garden area. The proposal is contrary to policy DBE9 of the adopted Local Plan and Alterations (1998 and 2006), policy DM 10 of the Submission Version of the Local Plan 2017 and the NPPF 2019.

**42. PLANNING APPLICATION - EPF/1799/19 - HAINAULT HALL, 173 LAMBOURNE ROAD, CHIGWELL, ESSEX, IG7 6JU**

<b>APPLICATION No:</b>	EPF/1799/19
<b>SITE ADDRESS:</b>	Hainault Hall 173 Lambourne Road Chigwell Essex IG7 6JU
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr A Singh
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to Grade II Listed Building Consent EPF/0349/18 (Retention of height of rear pool building with incorporation of roof light windows, excavation of pool building by 1.2m to create mezzanine floor above pool, alterations to and raising of roof of existing garage building, and formation of basement in existing garage building to be used as a gym with rooms above).
<b>RECOMMENDED DECISION:</b>	Refuse Permission (Householder)

**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=626614](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=626614)

**REASON FOR REFUSAL**

- 1 The proposal would result in significant harm to the setting of the listed building by the increased bulk of the proposed garage/pool building, the harm caused to the appearance and special interest of the listed building and the wider street scene of Maypole Drive. This

is supported by policies HC10 and HC12 of the Local Plan and Alterations (1998 and 2006), policy DM7 of the Submission Version Local Plan (2017), and the NPPF (2019).

**43. PLANNING APPLICATION - EPF/1962/19 - PATSALLS, COACH HOUSE, PUDDING LANE, CHIGWELL, ESSEX, IG7 6BY**

<b>APPLICATION No:</b>	EPF/1962/19
<b>SITE ADDRESS:</b>	Patsalls Coach House Pudding Lane Chigwell Essex IG7 6BY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	The proposed demolition of the existing Coach House building (used as a C3 dwellinghouse as per decision reference EPF/3357/18) and single storey stable building, and construction of a 5 bedroom replacement dwelling.
<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=627215](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627215)

**Deferred for a site visit**

**44. PLANNING APPLICATION - EPF/1968/19 - PATSALLS, COACH HOUSE, PUDDING LANE, CHIGWELL, ESSEX, IG7 6BY**

<b>APPLICATION No:</b>	EPF/1968/19
<b>SITE ADDRESS:</b>	Patsalls Coach House Pudding Lane Chigwell Essex IG7 6BY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF</b>	Curtilage Grade II listed building application for the

<b>PROPOSAL:</b>	proposed demolition of the existing Coach House building (used as a C3 dwellinghouse as per decision reference EPF/3357/18) and single storey stable building, and construction of a 5 bedroom replacement dwelling.
<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=62722](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=62722)

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**Deferred for a site visit**

**CHAIRMAN**