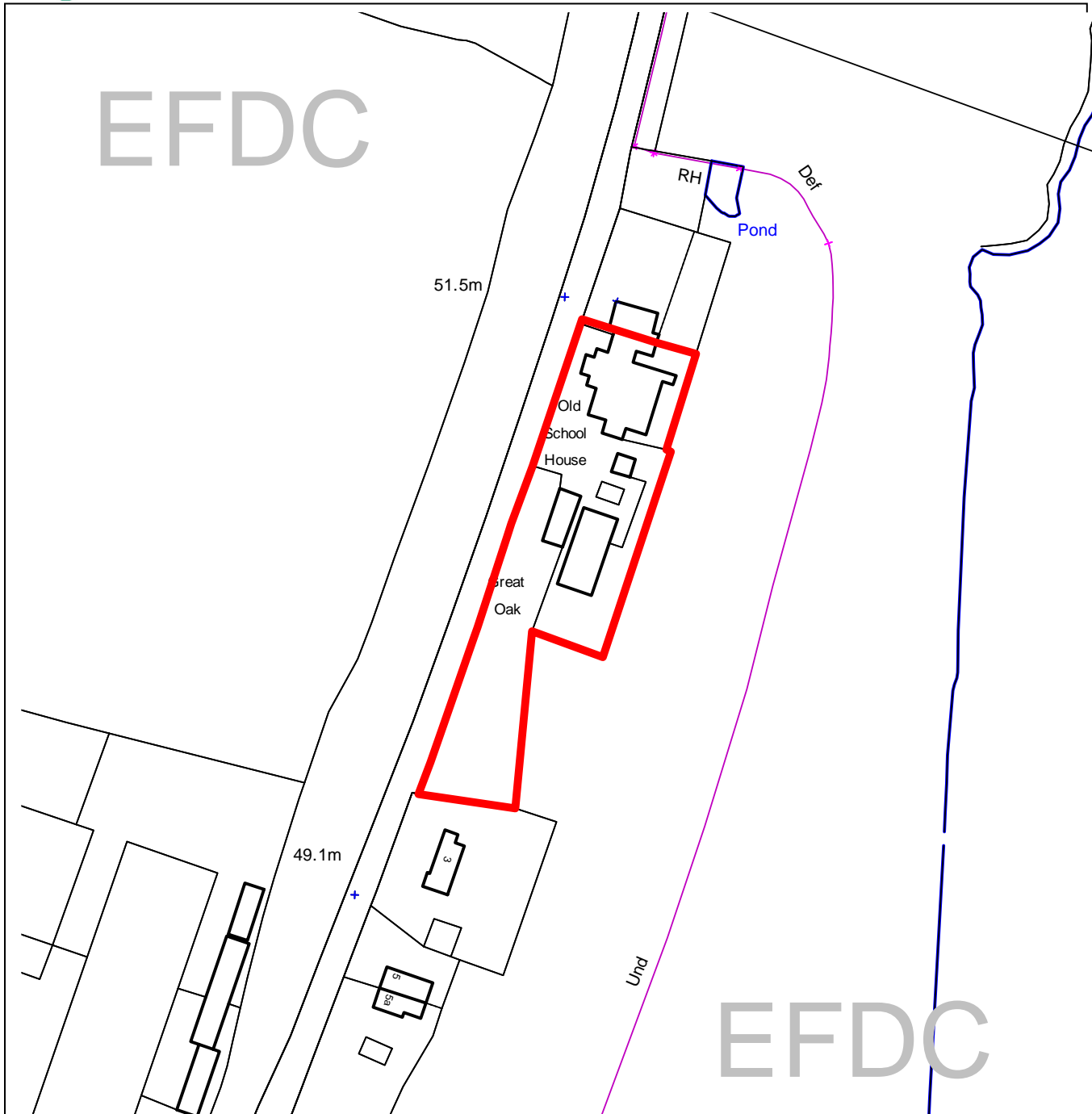




Epping Forest District Council



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Application Number:	EPF/2705/19
Site Name:	Great Oak, Coopersale Street Epping CM16 7PG
Scale of Plot:	1:1250

Report Item No: 9

APPLICATION No:	EPF/2705/19
SITE ADDRESS:	Great Oak Coopersale Street Epping CM16 7PG
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs C Compton
DESCRIPTION OF PROPOSAL:	Demolition of two existing outbuildings & erection of separate dwelling & garage, proposed new entrance arrangement to improve site ingress & egress to improve highway safety. (Revised application to EPF/0503/19).
RECOMMENDED DECISION:	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=630278

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

18066_SK001, 18066_SK002A, 18066_SK003, 18066_SK001, 18066_SK002A, 18066_SK003, 18066_SK004B, 18066_SK005B, Air raid shelter volume, Canteen Volume, Preliminary Ecological Appraisal including Extended Phase 1 Habitat Assessment, Bat Scoping Assessment, Great Crested newt HS1 Survey by Tim Moya Associates May 2019 190310-ED-01, Arboricultural Report by Tim Moya and Associates 190310-PD-11a dated 3/9/19, Bio and Geodiversity data by Essex Field Club ref: EFC3558, 24 Apr 2019, Planning Statement, Phase I Environmental Desk Study by Sequoia Environmental 3 April 2019 and Heritage Statement Revision A - 06-04-2020 by Paul Saggars.
- 3 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials and type of boundary treatment to be erected, shall have been submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.

- 5 Prior to preliminary ground works taking place, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 6 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.
- 7 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.
- 8 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.
- 9 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:
 - Location of active and passive charging infrastructure;
 - Specification of charging equipment; and
 - Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:

- a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
- b) How charging point usage will be charged amongst users;
- c) The process and the triggers for identifying when additional passive charging points will become activated; and
- d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.

- 10 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the LPA.
- 11 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.
- 12 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.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, B and E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 14 The proposed development shall be undertaken in accordance with the recommendations made in chapter 8 of the Preliminary Ecological Appraisal including Extended Phase 1 Habitat Assessment, Bat Scoping Assessment, Great Crested newt HS1 Survey by Tim Moya Associates May 2019 190310-ED-01
- 15 Prior to the first occupation of the development the access arrangements, visibility splays, 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.
- 16 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.

- 17 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.
- 18 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.

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, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Site and Surroundings

The application site comprises a roughly rectangular piece of land currently being used as residential curtilage for the residential dwelling known as Great Oak. This house was previously a school. It lies on the eastern side of Fiddlers Hamlet.

The surrounding area is characterised by sporadic detached housing along Fiddlers Hamlet, to the west is a 560m stretch of protected trees in front open fields. Open fields also characterise the areas east and north of the application site. The M25 motorway is located further east still.

The site is within land designated as Green Belt.

Proposal

The proposal is for the demolition of two existing large outbuildings and the erection of a replacement building for use as a dwelling. Proposed detached double garage to be used by the occupiers of the existing dwelling.

The 2-bedroom bungalow measures 13.7m wide by 6.65m deep and 5.6m high to the ridge of hipped roof.

The proposed double garage for the existing house measures 6.1m deep by 8.6m wide and 3.9m high to the ridge of its gable roof.

Materials include horizontal featheredge cladding and facing plinth brickwork for the walls, UPVC framed windows. All other details are proposed to be controlled by condition.

The existing access into the site will be enlarged to allow access for both properties.

Relevant Planning History

Reference	Description	Decision
EPU/0049/69	Conversion of school to dwelling	Granted subject to conditions
EPF/1572/78	Use of premises for storage of building materials.	Refused
EPF/1217/87	Outline application for 4 houses.	Refused and dismissed at appeal.
EPF/0257/93	Change of use of canteen / outbuilding to dwelling (inc alterations) & new vehicle access /removal of air raid shelter	Refused and dismissed at appeal under reference APP/J1535/A/93/225451
EPF/0503/19	Proposed demolition of two existing large outbuildings and the erection of a replacement building for use as a dwelling. Proposed detached double garage to be used by the occupiers of the existing dwelling.	Refused

Reasons for refusal:

1. The site is located within land designated as Metropolitan Green Belt where there is presumption against inappropriate development. The proposal does not constitute limited infilling of a village nor is it 'limited infilling' or partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings which would not have a greater impact on the openness of the Green Belt than the existing development. It therefore would be inappropriate development. No very special circumstances or other considerations have been advanced that would outweigh the harm caused by the inappropriateness and the other harm identified, and the development would therefore conflict with Chapter 13 of the National Planning Policy Framework, Policy GB2A of the Epping Forest District Adopted Local Plan and Policy DM4 of the Submission Local Plan.
2. The application does not provide sufficient information to satisfy the Council, as competent authority, that the development has not adversely affected the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the development should be permitted. As such, the development is contrary to policies CP1 and CP6 of the Adopted Local Plan and Alterations, policies DM2 and DM22 of the Submission Version Local Plan 2017 and the requirements of the Habitats Regulations 2017.

Development Plan Context

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

DEVELOPMENT PLAN

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
HC6	Character, Appearance and setting of Conservation Area
HC7	Development within Conservation Areas
U3B	Sustainable Drainage Systems
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL11	Landscaping schemes
ST4	Road Safety
ST6	Vehicle Parking
NC1	SPAs, SACs and SSSIs
NC3	Replacement of Lost Habitat
NC4	Protection of established Habitat
RP4	Contaminated land
NC1	SPAs, SACs and SSSIs
NC3	Replacement of Lost Habitat
NC4	Protection of established Habitat

NATIONAL PLANNING POLICY FRAMEWORK (JULY 2021)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

(a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

EPHING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION (2017) (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP2 - Spatial Development Strategy 2011-2033	Significant
SP3 - Place Shaping	Significant
H1 - Housing Mix and Accommodation Types	Significant

T1 - Sustainable Transport Choices	Significant
DM1 - Habitat Protection and Improving Biodiversity	Significant
DM2 - Epping Forest SAC and the Lee Valley SPA	Significant
DM4- Green Belt	Significant
DM5 - Green and Blue Infrastructure	Significant
DM6 - Designated and Undesignated Open Spaces	Significant
DM7 - Heritage Assets	Significant
DM9 - High Quality Design	Significant
DM10 - Housing Design and Quality	Significant
DM11 - Waste Recycling Facilities on New Development	Significant
DM15 - Managing and Reducing Flood Risk	Significant
DM16 - Sustainable Drainage Systems	Significant
DM17 - Protecting and Enhancing Watercourses and Flood Defences	Significant
DM18 - On Site Management of Wastewater and Water Supply	Significant
DM19 - Sustainable Water Use	Significant
DM20 - Low Carbon and Renewable Energy	Significant
DM21 - Local Environmental Impacts, Pollution and Land Contamination	Significant
DM22 - Air Quality	Significant

Summary of Representations

Number of neighbours consulted: 4.
 No neighbour comments received
 Site notice posted: Yes

TOWN COUNCIL – OBJECT Committee agree with Epping Forest District Council objection to the previous proposal regarding the harmful impact on the Green Belt and do not consider this proposal to have addressed those objections. Committee further OBJECT to another proposal at this site which would result in a loss of healthy trees to facilitate development, especially within the Green Belt area.

Committee NOTE that the air raid shelter and canteen may have historical significance and this needs to be carefully considered by the conservation team and protection put in place if applicable.

Relevant policies:

LL10 (i) and (ii); CP2; GB2A, GB8A, HC10 & HC12

Emerging Local Plan: DM2

NPPF: Para 127

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.

Epping Society: OBJECT: We note that the last application was refused. There are some minor changes.

However, the unacceptable impact on the Green Belt remains a major issue in this application.

Planning Considerations

Epping Forest Special Area of Conservation

Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended)

A significant proportion of the Epping Forest Special Area of Conservation (the EFSAC) lies within the Epping Forest District Council administrative area. The Council has a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) to assess whether the development would have an adverse effect on the integrity of the EFSAC. In doing so the assessment is required to be undertaken having considered the development proposal both alone and in combination with other Plans and Projects, including with development proposed within the Epping Forest Local Plan Submission Version (LPSV)

The Council published a Habitats Regulations Assessment in January 2019 (the HRA 2019) to support the examination of the LPSV. The screening stage of the HRA 2019 concluded that there are two Pathways of Impact whereby development within Epping Forest District is likely to result in significant effects on the EFSAC. The Pathways of Impact are effects of urbanisation with a particular focus on disturbance from recreational activities arising from new residents (residential development only) and atmospheric pollution as a result of increased traffic using roads through the EFSAC (all development). Whilst it is noted that the independent Inspector appointed to examine the LPSV, in her letter dated 2 August 2019, raised some concerns regarding the robustness of elements of the methodology underpinning the appropriate assessment of the LPSV, no issues were identified in relating to the screening of the LPSV or the Pathways of Impact identified. Consequently the Council, as Competent Authority under the Habitats Regulations, is satisfied that the Pathways of Impact to be assessed in relation to this application pertinent to the likely significant effects of development on the EFSAC alone and in-combination with other plans and projects are:

Recreation activities arising from new residents (recreational pressures); and

Atmospheric pollution as a result of increased traffic using roads through the EFSAC.

Stage 1: Screening Assessment

This application has been screened in relation to both the recreational pressures and atmospheric pollution Pathways of Impact and concludes as follows:

The site lies within the Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. Consequently the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.

The development has the potential to result in a net increase in traffic using roads through the EFSAC.

Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to both the recreational pressures and atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to both the recreational pressures and atmospheric pollution Pathways of Impact.

Stage 2: 'Appropriate Assessment'

Recreational Pressures

The application proposal has the potential to increase recreational pressures on the EFSAC. However, the Council, through the development of the Interim Approach, has provided a strategic, district wide approach to mitigating recreational pressures on the EFSAC through the securing of financial contributions for access management schemes and monitoring proposals. Consequently, this application can be assessed within the context of the Interim Approach. In doing so the Council has sought to take a proportionate approach to the securing of such financial contributions, and currently only seeks these from proposals for new homes within 3km of the EFSAC, as is the case with this planning application. The applicant has agreed to make a financial contribution in accordance with the Interim Approach. Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation.

Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS. The applicant has agreed to make a financial contribution in accordance with the IAPMS. In addition the application will be subject to planning conditions to secure measures as identified in the IAPMS. Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions.

Conclusions:

The Council is satisfied that, subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions as set out above, the application proposal would not have an adverse effect on the integrity of the EFSAC.

Green Belt

Government Guidance states that new development within the Green Belt is inappropriate unless it falls within the list of exceptions set out in paragraphs 149 and 150 of the National Planning Policy Framework (NPPF). And provided it does not harm the openness of the Green Belt or conflict with the five purposes of including land within it than the existing development.

Local Policy GB2A is broadly in compliance with the aims and objectives of national Green Belt Policy. The NPPF states that one of the exceptions to inappropriate development within the Green Belt is the limited infilling or partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

The previous application under reference EPF/0503/19 contained incorrect volume calculations. Correct calculations have now been submitted. Plans have also been amended to include the residential dwelling within the red line of the site (not just the curtilage) in order to allow the Council to control development on the whole site. The agent stipulates that the existing two outbuildings on the site have a total volume of around 695m³. This volume reflects the size of buildings shown on the plans. The proposed new dwelling and garage would have a volume of approximately 504m³. The new garage has a volume of 209.84 cubic metres. This would therefore result in a reduction of built form by 27%. It is noted that there will be additional landscaping created for the driveway, it is considered since the site is designated as Previously Developed land and the area covered is the minimum necessary to facilitate in the level of built form over and above the existing buildings on the site. It is also recommended that permitted development rights of the householders of both the new and existing dwellings be removed to prevent further harm to the openness of the Green Belt. It is on this basis that the proposal complies with the requirements of the NPPF, GB2A of Local Plan and DM4 of the Submission Version Plan.

Loss of the former canteen building and air raid shelter.

The Town Council have raised objection on the loss of the air raid shelter and canteen. As result Officers requested a heritage statement from the applicant and consulted the Conservation team.

Paragraph 197 of the NPPF requires

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The Conservation Team made the following comments: -

Great Oak forms part of the Old School House built in 1850 by the National and British Societies as a school for boys and girls and is an early example of a purpose-built school building. The building demonstrates strong Victorian architectural elements particularly the use of polychrome brickwork in diaper patterns and stone dressing to the windows under a steeply sloped roof. We believe that due to the quality of this building, it should be regarded as a non-designated heritage asset.

This application seeks consent for the demolition of two outbuildings and the erection of a separate dwelling & garage on the site. This is a revised application from EPF/0503/19 where two access points were proposed, this application sees the entrance to the site being combined into one. Concern was raised with the submission of this application as to the significance of the two outbuildings on the site and a Heritage Statement was submitted in order to justify the demolition of them. The Heritage Statement argues that the outbuildings are “modern structures of no historic interest”, that they have little architectural merit, are of poor construction and condition, and only served a temporary purpose.

We believe however, that the outbuildings are of historic and social value especially in the context of the main school building. This association is recognised by the Heritage Statement. The large outbuilding is a good example in the provision of school buildings in the early 20th century. The use of Crittall windows, brick and corrugated iron are distinctive materials for buildings of this type and period. Lack of funds and building materials following the First World War, saw many emergency classrooms and buildings being formed using advances in building material knowledge developed during wartime. The larger outbuilding provided a temporary building that would have been quick to erect, inexpensive and made of readily sourced materials. Brick was considered a relative plentiful building material at that time and was used in place of timber. We agree with the Heritage Statement that the smaller outbuilding is likely to have been built as an air raid shelter. A concrete roof and the use of an English brick bond provided strength to the construction. For the previous reasons we feel that without further justification their demolition should be strongly resisted.

In 1993, a planning application for the conversion of the larger building into residential was dismissed at appeal. It was felt at that point that the building was not redundant and was still expected to be used as a building ancillary to Great Oak due to the scale of the house and the rural setting. Conservation policies have evolved to a greater degree to support the sensitive conversion of heritage assets in order to ensure their future maintenance and repair. We feel that this is a way forward for the buildings.

In line with the above, we cannot give our support to the scheme and proposed demolition and recommend that planning permission is refused. As discussed above, the retention of the building through its sensitive conversion could be considered as a suitable way forward.

This is supported by policy DM7 of our Submission Version Local Plan (2017), and paragraphs 184, 189, 190, 192, 193 and 197 of the NPPF (2019).

Paragraph 203 of the NPPF requires that: -

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The submitted heritage statement argues that: -

“The two outbuildings contained on the application site are modern structures that date back to the 1940’s. Their method of construction, current state, and overall appearance result in them having little to no architectural merit. Their only significance is their association with the far older former school building; however, this association only lasted a short period before the school building was converted into a residential dwelling and the two outbuildings were utilised for ancillary storage purposes.

The larger of the buildings has Crittall windows and a corrugated sheet roof. The smaller building contains more modern openings and is constructed of brick and timber with a felt roof.

Looking at the dismissed appeals under references EPF/1217/87 (Outline application for 4 houses) and EPF/0257/93 (Change of use of canteen / outbuilding to dwelling (inc alterations) & new vehicle access /removal of air raid shelter) Both the Planning Inspectors dismissed the appeals on the basis of the now superseded Green Belt Policy (The first was based on Green Belt Policies within the Essex Structure Plan Epping and Ongar Local Plan and the second the national PPG2). No reference was made to the historical or architectural significance of the Canteen building and air raid shelter within their decision letters.

The photos submitted within the Heritage Statement indicate that the canteen building is in need of repair.

The buildings no longer serve their original purpose; they are not accessible to the public: their removal will increase the openness of this site, the single storey design of the dwelling is acceptable as it will preserve the character and appearance of the area in accordance with chapter 12 of the NPPF and policy DBE 1 of the Local Plan.

The arguments for and against the demolition of the non designated heritage assets is very finely balanced, but overall it is considered that the harm caused by the loss of these non-designated heritage assets would not be so significant as to justify refusal of this scheme.

Archaeology

The Specialist Archaeologist's response states that the information provided by the applicant indicates that the buildings proposed for demolition are potentially of historic significance. In particular, the air raid shelter was probably for the use of the adjacent school during the bombings of World War II. It is currently unknown whether the school was used for other purposes during wartime. As rare examples of these structures it is therefore recommended that a record is made before any demolition or building work takes place. This is in line with the National Planning Policy Framework.

Trees / Landscape

The Tree Officer is satisfied with the submitted tree protection details. She therefore recommends further conditions to protect trees and respect the character of the landscape. It is on this basis considered that the proposal complies with the requirements of policy LL10 and LL11 of the Local Plan.

Quality of resulting residential accommodation

The proposed dwelling is of a good standard of design; provides a good standard of internal space, outlook, ventilation, and access and amenity space in accordance with DM9 and DM10 of the SVLP.

Impact on neighbouring amenity

All neighbouring properties are sufficiently distant as to ensure that their living conditions will not be excessively affected in terms of light, outlook, dominance or privacy. The proposal therefore complies with the requirements of policy DBE 9 of the adopted Local Plan and DM 9 (H) of the SVLP.

Issues concerning method and times of construction can be controlled by condition.

The proposal therefore meets the requirements of policy DBE9 of the Local Plan and DM9 of the Submission Version Plan.

Ecology

The recommendations made in chapter 8 of the Preliminary Ecological Assessment carried out by Tim Moya Associates should be attached as a condition to any permission. This assessment recommends that a landscape buffer should be included within the development to protect the species rich hedgerow located on the eastern site boundary and further protected species surveys are required to be carried out. Subject to the satisfaction of these conditions, the proposal would accord with the requirements of NC3 and DC4 of the adopted Local plan and DM1 of the SVLP

Highways

Amended plan reference 18066_SK001 has been submitted which the Highways Officer finds acceptable. The proposal is therefore considered to provide sufficient parking and will not have an adverse impact on highway safety. The proposal will therefore comply with the requirements of ST4 and ST6 of the adopted Local Plan along with T1 of the Submission Version Local Plan.

Land Drainage

The site is outside of a flood risk area. The Land Drainage Officer advises that "The applicant has proposed to dispose of foul water to a sewage treatment plant. Due to the close proximity of the foul sewer the applicant must utilise the sewer for foul disposal in accordance with Approved Document H of the Building Regulations 2010. If the applicant confirms this prior to a decision a condition will not be required, otherwise further details are required. He therefore requires further details of foul and surface water drainage. The proposal subject to these conditions complies with the Utilities policies within the Local Plan and Submission Version.

Contaminated Land.

The Contaminated Land Officer has reviewed this application and considers that "The phase I desk study report has been thoroughly reviewed by the council's external consultants. The phase I has been found to be suffice and has highlighted that an intrusive site investigation will not be required". However due to the sensitive nature of the proposed use he recommends that that an unexpected contamination condition be attached to any permission to safeguard future occupiers in accordance with Paragraphs 183-184 of the NPPF and policy RP4 of the Local Plan along with policy DM21 of the LPSV.

Conclusion

The proposal is not inappropriate development within the Green Belt. Members must weigh up the loss of ancillary buildings built around 1948 which were originally associated with the former village school building which has now been converted into a dwelling (the special significance of the buildings is derived from the historical and social significance of the time in which they were built) against the benefits, their demolition will bring to the openness of the Green Belt and the creation of a residential unit suitable for smaller households which will help meet housing need within the District. In accordance with paragraph 11d of the NPPF, since the Council cannot currently demonstrate that we can deliver a 5 year supply of housing and there are not sufficiently clear reasons for refusal, than we must approve the application subject to conditions and the completion of a S106 Legal Agreement to secure appropriate financial contributions for the management and monitoring of visitors to the Epping Forest Special Area of Conservation and a contribution towards measures to mitigate air quality as set out 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: Sukhi Dhadwar

Direct Line Telephone Number: 01992 564597

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk