

Report Item No: 1

APPLICATION No:	EPF/2566/07
SITE ADDRESS:	12 Highbridge Street Waltham Abbey Essex EN9 1DG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	New build three storey property with A1 use on ground floor and residential, two flats to first and second floors. (Amended application)
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 By reason of its excessive bulk, height and poor design the proposed building would fail to preserve the character and appearance of the Waltham Abbey Conservation Area and is therefore contrary to Local Plan and Alterations, policies CP2, CP7, HC6 and HC7 and national planning guidance given in "PPG15: Planning and the Historic Environment".
- 2 By reason of its excessive bulk, height and poor design the proposed building would have an overbearing, inappropriately dominant unsympathetic relationship with adjacent Grade II listed buildings and would therefore adversely affect their setting, contrary to Local Plan and Alterations policies CP2, CP7, HC12 and national planning guidance given in "PPG15: Planning and the Historic Environment".
- 3 The proposed building would cause an excessive loss of amenity to the occupants of adjacent buildings, especially by causing an unacceptable degree of overlooking of those buildings, contrary to Local Plan and Alterations policy DBE9.

Report Item No: 2

APPLICATION No:	EPF/0230/08
SITE ADDRESS:	12 Highbridge Street Waltham Abbey Essex EN9 1DG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conservation Area Consent for demolition of building.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The demolition of 12 Highbridge Street has resulted in the loss of a building that made a significant contribution to the character and appearance of the Waltham Abbey Conservation Area in the absence of any redevelopment proposal that would preserve or enhance the character or appearance of the Conservation Area. The demolition of the building therefore causes harm to the character and appearance of the Conservation Area, contrary to Local Plan and Alterations policies CP2 and HC9 and national planning guidance given in "PPG15: Planning and the Historic Environment".