
APPLICATION No: LB/EPF/2072/04

Report Item No: 2

SITE ADDRESS: THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

PARISH: Epping

APPLICANT: Mr & Mrs R Balasuriya

DESCRIPTION OF PROPOSAL:

Grade II Listed building application for the demolition of existing outbuilding.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years

This application was deferred with the last item to negotiate amendments to the scheme, which have now been obtained, but which do not affect this application.

The report is therefore repeated below for further consideration.

Description of Proposal:

Listed building application for demolition of existing outbuilding.

Policies Applied:

Metropolitan Green Belt (part GB14)
Listed Building Policy HC12
Design DBE4
Landscape Policies (LL10 & LL11)

Issues and Considerations:

The key issues in this case are whether the demolition of the existing building and the construction of a replacement building would detract from the setting or architectural and historic interest of the adjacent listed house.

The existing barn being within the curtilage of a listed building requires consent for demolition.

The building has been assessed by the Council's Conservation Officer who is satisfied that the barn/outbuilding is not of sufficient architectural or historic interest to merit its retention. Furthermore he is satisfied that it is not of sufficient size to enable it to be used as a garage for modern vehicles.

It is not felt therefore, that a case can be made for resisting the removal of this building. Consent is therefore

recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - Committee objected to this application on basis that too little information was available to reach a view on the value of current building.

Committee were happy that this application be determined on the basis of advice from the District's Conservation Officer.