

**Report to District Development Control
Committee**

Date of meeting: 9 October 2008



**Epping Forest
District Council**

**Subject: Planning Application EPF/1340/08 – The Thatched House Hotel, 236
High Street Epping, Essex, CM16 4AP – Erection of new reception
area, renewal of planning consent EPF/1892/05**

**Officer contact for further information: N Richardson
Committee Secretary: S Hill Ext 4249**

Recommendation:

**That the committee considers the Officer recommendation to grant
planning application EPF/1340/08 subject to the following conditions:**

**1. The development hereby permitted must be begun not later than the
expiration of three years beginning with the date of this notice.**

**Reason: To comply with the requirements of Section 91 of the Town
and Country Planning Act 1990 (as amended).**

**2. The development, including site clearance, must not commence until
a tree protection plan, to include all the relevant details of tree
protection has been submitted to the Local Planning Authority and
approved in writing.**

**The statement must include a plan showing the area to be protected and
fencing in accordance with the relevant British Standard (Trees in
Relation to Construction-Recommendations; BS.5837:2005). It must
also specify any other means needed to ensure that all of the trees to be
retained will not be harmed during the development, including by
damage to their root system, directly or indirectly.**

**The statement must explain how the protection will be implemented,
including responsibility for site supervision, control and liaison with the
LPA.**

**The trees must be protected in accordance with the agreed statement
throughout the period of development, unless the Local Planning
Authority has given its prior written consent to any variation.**

**Reason:- To comply with the duties indicated in Section 197 of the
Town & Country Planning Act 1990 so as to ensure that the amenity
value of the existing tree is potentially maintained by the provision of an
adequate replacement tree.**

**3. Details of the types and colours of the external finishes shall be
submitted for approval by the Local Planning Authority in writing prior
to the commencement of the development, and the development shall
be implemented in accordance with such approved details.**

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

4. The fascia sign shall be painted timber and have a moulded frame; the lettering shall be painted by a signwriter, subject to the approval of the design.

Reason: In order to protect the character of the Listed Building.

5. Additional drawings that show details of proposed new windows, doors, eaves, verges and cills by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.

Reason: In order to protect the character of the Listed Building.

Report

1. This application is before this Committee since it is an application that is submitted by Councillor Demitriou (Pursuant to Section P4, Schedule A (j) of the Council's Delegated Functions). All planning applications, where the applicant is a District Councillor, is considered by District Development Committee instead of the Area Committee.

Planning Issues

Description of Proposal:

2. Renewal of planning consent EPF/1892/05 for the erection of a detached single storey reception area for the Thatched House Hotel. The building is proposed to be 'L' shaped measuring approximately 7.3m wide and 6.9m deep, with a height between 3.7m and 5m. There have been no changes to the design or siting of the 2005 approved application.

Description of Site:

3. The proposal is within the curtilage of a Grade II Listed building that is part restaurant/part hotel. The site is within the Epping Town Conservation Area and within the Epping Town Centre.

4. The proposed reception area will replace an existing modern shed outbuilding. It is not within the Metropolitan Green Belt.

Relevant History:

5. There have been various applications on this site including:

EPF/1892/05 – Erection of new reception area – App/Con

EPF/1213/06 – Single storey side extension to approved reception for two proposed bedrooms with wheelchair access. (Revised Application) Refused

EPF/2328/07 – Erection of side extension to reception area for 2 no. bedrooms with wheelchair access. (Revised application) Refused

EPF/0451/08 – 1 no. proposed bedroom with wheelchair access. (Revised application) Refused

Policies Applied:

DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
HC6 – Character, Appearance and Setting of Conservation Areas
HC7 – Development within Conservation Areas
HC12 – Development affecting the setting of a Listed Building
LL10 – Adequacy of Provision for Landscape Retention

Issues and Considerations:

6. The main issues that arise with this application are considered to be the following:

- Design and Amenity
- Impact on Conservation Area
- Impact on Listed Building
- Impact on Trees

- In terms of design the building is a modest in sized, single storey development that is set back from the High Street by some 13m. It has been designed to complement the existing Listed Building. It will be screened from view by the existing wall and railings and the two mature lime trees to the front elevation. It is not felt to impact significantly on the amenity of surrounding neighbours because of its small size and that it will not be used for residential accommodation – only as a reception area.

- Given its small scale, siting and design it is felt that any impact on the Conservation Area will be minimal.

- With regards to impact on the listed building, Epping Town Council have objected to this application as they view the application for this listed building as an over-development of the site. However, Essex County Council's Historic Building and Conservation Officer, has no additional comments to the previous approval with no objection to the proposal as it is not felt to harm the setting of the listed building subject to conditions.

- The two mature lime trees are felt to have amenity value as they are visible from the High Street. The Council's Tree and Landscape Officer's view has not altered since the previous application and has recommended a condition to protect the trees during construction.

Conclusion

7. The proposals are acceptable development that accord with the requirements of adopted planning policy. It is therefore recommended that conditional planning permission be granted.