

policy HC6 of the Councils adopted Local Plan and HC2 of the adopted Essex and Southend on Sea Replacement Structure Plan.

4. **APPLICATION NO:** LB/EPF/2252/04 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for a proposed tourist information centre.

REFUSED:

1. The proposed side extension, by reason of its design, siting and materials detracts from the visual quality and character of this Grade II building of special architectural or historic interest. The proposal is at odds with policy HC10 of the adopted Local Plan and policy HC3 of the adopted Essex and Southend on Sea Replacement Structure Plan.
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5. **APPLICATION NO:** EPF/106/05 **PARISH** Epping

SITE ADDRESS:

17 St Albans Road, Coopersale, Epping

DESCRIPTION OF PROPOSAL:

Two storey side; and part two storey, part single storey rear extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
 2. Materials shall match existing.
 3. No further side windows without approval.
 4. Balcony not to be formed.
 5. The development shall be carried out in accordance with the amended plans received on 10 May 2005 unless otherwise agreed in writing with the Local Planning Authority.
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6. **APPLICATION NO:** EPF/198/05 **PARISH** Epping

SITE ADDRESS:

Rear of 261 High Street, Epping

DESCRIPTION OF PROPOSAL:

Erection of first floor extension with rooms in roof to provide 3 no. flats. (Revised application).

REFUSED:

1. The proposed development, by reason of its excessive bulk and mass, would be detrimental to the outlook of nearby residential properties and to the character of this part of Epping Conservation Area, contrary to policies DBE9 and HC6 and 7 of the adopted Local Plan.

7. **APPLICATION NO:** EPF/207/05 **PARISH** Epping

SITE ADDRESS:

Yeomans, Coopersale Street, Epping

DESCRIPTION OF PROPOSAL:

Upgrading of existing conservatory and erection of single storey rear extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. The new casement windows shall be symmetrical, flush meeting, with single glazing face puttied, constructed of timber with a painted finish.
4. The new retaining wall shall be constructed in English Bond, unless otherwise agreed with the Local Planning Authority.
5. All new gutters shall be cast iron finished black.

8. **APPLICATION NO:** LB/EPF/208/05 **PARISH** Epping

SITE ADDRESS:

Yeomans, Coopersale Street, Epping

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for the upgrading of existing conservatory and erection of single storey rear extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.

3. The new casement windows shall be symmetrical, flush meeting, with single glazing face puttied, constructed of timber with a painted finish.
4. The new retaining wall shall be constructed in English Bond, unless otherwise agreed with the Local Planning Authority.
5. All new gutters shall be cast iron finished black.

9. **APPLICATION NO:** EPF/294/05 **PARISH** Epping

SITE ADDRESS:

Belle Vue, High Road, Epping

DESCRIPTION OF PROPOSAL:

Use of land for one parking space for use by occupants of Belle Vue Cottage, High Road, Epping (contrary to Condition 4 of EPF/282/04).

GRANTED SUBJECT TO:

1. Access to the parking area shall be served via the adjacent private road, with no direct access to the site via the B1393.

10. **APPLICATION NO:** EPF/319/05 **PARISH** Epping

SITE ADDRESS:

The Garden House, High Road, Epping

DESCRIPTION OF PROPOSAL:

Erection of detached single garage and bicycle store.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. The development shall be carried out in accordance with the amended plans received on 11 April 2006 unless otherwise agreed in writing with the Local Planning Authority.

11. **APPLICATION NO:** EPF/415/05 **PARISH** Epping

SITE ADDRESS:

85 High Street, Epping

DESCRIPTION OF PROPOSAL:

Change of use of ground floor from A1 (Retail) to A3 (Restaurants and Cafés).

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. The use hereby permitted shall not be open to customers outside the hours of 7.00 to 18.00 on Monday to Saturday and not at all on Sundays or public holidays.
3. Prior to the first use of the premises for A3 details of equipment for the suppression and dispersal of fumes and/or smells produced by cooking and food preparation shall be submitted to and agreed by the Local Planning Authority. Such equipment shall be installed and thereafter maintained.

12. **APPLICATION NO:** EPF/482/05 **PARISH** Epping

SITE ADDRESS:

The Old Rectory, Coopersale Common, Coopersale, Epping

DESCRIPTION OF PROPOSAL:

Erection of 2.0m high close-boarded fence to side boundary.

REFUSED:

1. The stark, urban appearance of the fence is out of character with this Grade II listed building, detrimental to its setting, contrary to policy HC12 of the adopted Local Plan.
2. The fence, at a height of 2m along the rear garden boundaries of 5 adjacent properties, is an obtrusive feature, detrimental to the amenities of the occupiers of these properties contrary to policy DBE9 of the adopted Local Plan.

13. **APPLICATION NO:** EPF/581/05 **PARISH** Epping

SITE ADDRESS:

1 Boundary Court, Bell Common, Epping

DESCRIPTION OF PROPOSAL:

Erection of a side conservatory.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
 2. Materials of construction to be agreed.
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14. **APPLICATION NO:** EPF/763/05 **PARISH** Epping

SITE ADDRESS:

181 Theydon Grove, Epping

DESCRIPTION OF PROPOSAL:

Single storey side extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
 2. Materials shall match existing.
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15. **APPLICATION NO:** EPF/782/05 **PARISH** Epping

SITE ADDRESS:

134 & 136 High Street, Epping

DESCRIPTION OF PROPOSAL:

Temporary change of use from A1 retail to non-retail for a period of tenure (18/4/05-17/04/06) for a one stop shop for young people; returning to A1 retail on 17/04/06.

The Committee were informed of the receipt of a letter from the occupiers of the offices above these premises, generally supportive but concerned about loud music.

GRANTED SUBJECT TO:

1. Within fourteen days of this approval details of means of noise control to limit the volume of any amplified sound emanating from the premises between 9.00 a.m. and 6.00 p.m. weekdays shall be submitted to the Local Planning Authority for agreement. The agreed scheme shall then be implemented and thereafter maintained for so long as the use continues.
 2. The premises shall be used for the purpose described in the application and for no other use and when this approved use ceases, the premises shall revert to A1 retail use only.
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16. **APPLICATION NO:** EPF/1562/04 **PARISH** North Weald

SITE ADDRESS:

Kings Head (PH), 8 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Outline planning application for residential development and relocation of parking area for Kings Head Public House.

REFUSED:

1. The proposed residential development is within the Green Belt and would be inappropriate and harmful to the Green Belt contrary to Local Plan policy GB2, Structure Plan policy C2 and national guidance. Furthermore, the proposal is premature prior to a considered review of Green Belt boundaries despite indications that this land may be removed from the Green Belt in the future.
2. The proposed car park would result in disturbance to the occupiers of adjacent residential properties contrary to policy DBE9 and RP5 of the adopted Local Plan.
3. The proposed development is likely to adversely affect the setting of the public house, an attractive listed building, contrary to policies HC12 of the adopted Local Plan and HC3 of the adopted Structure Plan.

17. **APPLICATION NO:** EPF/1563/04 **PARISH** North Weald

SITE ADDRESS:

Kings Head Garage, 6 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Redevelopment of garage to hotel block of 24 bedrooms with amended access and parking.

REFUSED:

1. The proposed development results in the loss of well-used local services contrary to the intentions to retain sustainable communities with a range of community services and facilities, and is thus contrary to policies CS1 and CS3 of the adopted Structure Plan 2001 and policies CP1, CP6 and CF12 of the Local Plan Alterations, First Deposit 2004.
2. The proposed hotel would be inappropriate within a largely residential neighbourhood, adversely affecting its character and thus contrary to policies RST31 and DBE2 of the adopted Local Plan.
3. The proposed development, involving the erection of a building of a bland, undistinguished design and in the loss of landscaping, would seriously adversely affect the setting of the Kings Head public house, an attractive Grade II listed building, contrary to policies HC12 of the adopted Local Plan and HC3 of the adopted Structure Plan.

18. **APPLICATION NO:** EPF/1996/04 **PARISH** North Weald

SITE ADDRESS:

North Weald Golf Club, Rayley Lane, North Weald

DESCRIPTION OF PROPOSAL:

Construction of additional golf course landscaping and formation of temporary accesses and haul roads to facilitate the works.

DEFERRED