

1. **APPLICATION NO:** EPF/478/05 **PARISH** Epping

**SITE ADDRESS:**

Thatched House Hotel, 236 High Street, Epping

**DESCRIPTION OF PROPOSAL:**

Partial demolition of rear of Thatched House Hotel and erection of 14 No. new build apartments with basement parking. (Revised application.)

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Prior to any occupation of the building hereby approved full details of the parking arrangement and access and egress thereto shall be submitted to and approved in writing by the Local Planning Authority and the system approved shall be installed and thereafter maintained as approved.

This consent shall also be subject to the entering of a variation to the Section 106 Legal Agreement to ensure a sum of £20,000 shall be paid by the developer to the Local Planning Authority to be put towards Town Centre improvements.

2. **APPLICATION NO:** A/EPF/526/05 **PARISH** Epping

**SITE ADDRESS:**

Thatched House Hotel, 236 High Street, Epping

**DESCRIPTION OF PROPOSAL:**

Advertisement application for illuminated and non-illuminated fascia, hanging projecting sign and menu box sign.

**GRANTED SUBJECT TO:**

1. The development shall be carried out in accordance with the amended plans received on 20 May 2005 unless otherwise agreed in writing with the Local Planning Authority.
2. The maximum luminance of the signs granted consent by this Notice shall not exceed 800 candelas per square metre.

3. **APPLICATION NO:** LB/EPF/544/05 **PARISH** Epping

**SITE ADDRESS:**

Thatched House Hotel, 236 High Street, Epping

**DESCRIPTION OF PROPOSAL:**

Grade II Listed Building application for illuminated and non-illuminated signage.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. The development shall be carried out in accordance with the amended plans received on 20 May 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No lights may be moved or added without the prior written approval of the Local Planning Authority.

4. **APPLICATION NO:** EPF/517/04 **PARISH** Epping

**SITE ADDRESS:**

Rosebarn Cottage, 3 Fiddlers Hamlet, Epping

**DESCRIPTION OF PROPOSAL:**

Single storey link extension to existing garage. Change of use of garage to bedroom accommodation.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials shall match existing.

5. **APPLICATION NO:** EPF/716/04 **PARISH** Epping

**SITE ADDRESS:**

Costa Coffee, 189 High Street, Epping

**DESCRIPTION OF PROPOSAL:**

Retrospective application for change of use to coffee shop (A1/A3).

**GRANTED SUBJECT TO:**

1. The premises shall be used solely as an A1/A3 mixed use and at no time shall become an A3 use only, without the prior written approval of the Local Planning Authority.
2. No deliveries or waste shall be taken to or from the site outside the hours of 07.30 and 19.30 Mondays to Saturdays and not at all on Sundays or bank and public holidays.

6. **APPLICATION NO:** EPF/893/05 **PARISH** Epping

**SITE ADDRESS:**

33 Laburnum Road, Coopersale, Epping

**DESCRIPTION OF PROPOSAL:**

Two storey side and single storey rear extension. (Revised application).

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Balcony not to be formed.

7. **APPLICATION NO:** EPF/649/05 **PARISH** North Weald

**SITE ADDRESS:**

36 High Road, North Weald

**DESCRIPTION OF PROPOSAL:**

Change of use from A2 to mixed use A3 restaurant and A5 take-away and installation of fume extraction ducting/flue. (Revised application).

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials shall match existing.
3. The use hereby permitted shall not be open to customers outside the hours of 9.00 am to 9.00 pm Monday to Saturday and not at all on Sundays or public holidays.
4. Prior to the commencement of the use hereby approved a scheme shall be submitted for litter bins on the forecourt area and approved in writing by the Local Planning Authority and installed prior to the first opening of the premises.
5. Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
6. The rating level of noise (as defined by BS4142:1997) emitted from any kitchen extract unit, air conditioning and other mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
7. Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations

2000, Approved Document H (drainage and waste disposal) to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained while the site is in use.

8. Prior to the premises being brought into use for the purposes hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
9. The forecourt shall be kept clear of obstruction and used for the parking of vehicles only.