

Date: 15 February 2011

Our Ref: PL/JS/EPF/0242/11



Directorate of Planning & Economic Development

Civic Offices
High Street
Epping
Essex CM16 4BZ

Telephone: 01992 564000

Facsimile: 01992 564229

DX: 40409 Epping

Owner/Occupier
The Fish And Eels
Dobbs Weir Road
Roydon
Harlow
Essex
EN11 0AY

If you have any queries about this application please contact the case officer directly:

Jill Shingler, 01992 564106,
jshingler@eppingforestdc.gov.uk

Dear Sir or Madam

Town and Country Planning Act 1990: Notification of Planning Application

Address: Rosemary and Dobbs Weir Cafe, Dobbs Weir Road, Roydon, Harlow, Essex

Proposal: Replacement cafe and change of use of dwelling to Bed and Breakfast accommodation.

This letter is to advise you that an application for planning permission for the above development has been submitted to this Council and that you have 21 days from the date of this letter in which to comment on the proposals should you wish to do so.

You can see the application, the plans and any other submitted documents, at the Civic Offices in Epping from 9.00am to 4.45pm Monday to Friday.

Alternatively, you can normally view them online by visiting our website www.eppingforestdc.gov.uk/iPlan, where you can also track the progress of this application or make your comments online, but please allow 2 working days from your receipt of this letter before visiting the website, to allow time for all the documents to be fully uploaded.

If you have any queries about this case you can contact the case officer using the contact details shown in the black box above. In addition, a duty planning officer is normally available at the Civic Offices between 10.30 and 12 noon on 01992 564477 to answer any general queries you may have, or, if you call in person at these offices, you may speak to a planning officer between 9 am and 12 noon each weekday.

Anyone who wishes to comment on this application should comment via the website, or write to me at the Civic Offices, High Street, Epping, Essex CM16 4BZ within 21 days, quoting the application number **EPF/0242/11** in any correspondence. We will take these comments into account when we decide whether to give planning permission but, generally, we are unable to enter into correspondence on issues raised. I also encourage you to copy any comments to your local Town/ Parish Council because we do not forward them on, but please allow enough time for them to meet their similar 21 day deadline to respond. Contact details for your Town/Parish Council are available on line at www.eppingforestdc.gov.uk/local_democracy and when on this page of the website click on 'Parish Councils' under Contents section on the left-hand side.

If you made comments to us on a previous application number for this address, these are not carried forward so you will still need to write to us again, even if your views are the same.

Please note that any representations you make on this planning application cannot be confidential, they form part of the public record and can be seen by the applicant and may be available to view at the Civic Offices, or on our website. If the decision on this application is subsequently appealed, your comments will be forwarded to the Planning Inspectorate, and may also be made available to view on their website.

Please note that if this is a householder planning application (e.g. extensions to an existing dwelling, or a building incidental to and within the grounds of such a dwelling) there will be no opportunity to make further representations after the Council makes its decision, should this matter go to an appeal. Therefore please make your comments as full and as clear as possible.

If you are not the owner of the property, please pass this letter on to the owner so that they are aware of the application and have an opportunity to comment too.

The enclosed leaflets provide a guide to the process and to matters we can take into account, and also to how you can view material online.

Yours faithfully

John de Wilton Preston

J de Wilton Preston, BA (Hons.) MRTPI, MCIM.
Director of Planning & Economic Development