

Our Ref: PL/EPF/1407/11

TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning General Development Orders  
PLANNING DECISION NOTICE



Directorate of Planning &  
Economic Development  
Civic Offices,  
323 High Street,  
Epping,  
Essex CM16 4BZ

An electronic version of this  
decision notice is available  
on our website:  
[www.eppingforestdc.gov.uk/iplan](http://www.eppingforestdc.gov.uk/iplan)

To: Mr Derek Lawrence  
25 Church Manor  
Bishop Stortford  
Herts  
CM23 5AF

**Proposal:** Change of use and conversion of former stables building to provide a two bedroom dwelling.

**Location:** Former Moor Hall Stables, Moor Hall Road North, Matching, Essex

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **REFUSE PERMISSION** for the development described above, for the reasons listed below.

Signed

John De Wilton Preston, Director of Planning and Economic Development

**Date:** 09 November 2011

**Reasons for Refusal**

- 1 The proposed development, due to its proximity to the adjacent residential unit will result in an unacceptable loss of residential amenity to the occupants of that dwelling and loss of privacy, contrary to policy DBE9 of the Adopted Local Plans and Alterations.

**Informatives:**

Records show that this site is potentially contaminated and therefore the applicant is advised to exercise appropriate care during the carrying out of this development to ensure that all risks to builders and future occupiers are addressed. (For more information contact Environmental Services on 01992 564053).

The following policies from the Development Plan (Epping Forest District Local Plan 1998 and Alterations 2006) were relied upon in this decision :

**Policies**

1	Local Plan Alterations 2006 Policy - CP01 - Achieving Sustainable Development Objectives
2	Local Plan Alterations 2006 Policy - CP02 - Protecting the quality of the Rural and Built Environment

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3	Local Plan Alterations 2006 Policy - GB02A - Development in the Green Belt
4	Local Plan Alterations 2006 Policy - GB07A - Conspicuous Development
5	Local Plan Alterations 2006 Policy - GB08A - Change of Use or Adaptation of Buildings in the Green Belt
6	Local Plan Alterations 2006 Policy - GB09A - Residential Conversions in the Green Belt
7	Local Plan Alterations 2006 Policy - E04A - Protection of Employment Sites
8	Local Plan Alterations 2006 Policy - E04B - Alternative Uses for Employment Sites
9	Local Plan Alterations 2006 Policy - ST04 - Road Safety
10	Local Plan Alterations 2006 Policy - ST06 - Vehicle Parking
11	Local Plan 1998 Policy - DBE08 - Private Amenity Space
12	Local Plan 1998 Policy - DBE09 - Loss of Amenity

**NOTES RELATING TO PLANNING APPLICATIONS TOWN AND COUNTRY PLANNING ACT 1990**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for Communities and Local Government, in accordance with Section 78 of the Town and Country Planning Act 1990. If an Enforcement Notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the Local Planning Authority's decision on your application, then you must do so within 28 days of the date of the Enforcement Notice or within 6 months of the date of this notice, whichever period expires earlier. In all other cases, if you want to appeal then you must do so within 6 months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372, or online at the following website: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. There is no time limit for appealing against a decision relating to a Certificate of Lawful Use or Development.
2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.