

Our Ref: PL/EPF/2539/11 CAC

TOWN AND COUNTRY PLANNING ACT 1990
(LISTED BUILDINGS AND CONSERVATION AREAS)
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

To: Savills
57 Lansdowne House
Berkeley Square
London
W1 6ER

Proposal: Conservation area consent for the demolition of buildings and redevelopment of site to provide a mixed use development comprising A3 restaurants and 8 residential units.
(Revised application)

Location: 208 - 212 High Street, Epping, Essex, CM16 4AQ

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

Signed

A handwritten signature in black ink that reads "John De Wilton Preston".

John De Wilton Preston, Director of Planning and Economic Development

Date: 08 February 2012

Reasons for Refusal

- 1 The proposed demolition would result in the loss of a locally listed building which makes a positive architectural contribution to the character and appearance of the Conservation area, contrary to policies HC9 and HC13A of the Adopted Local Plan and Alterations.

Informatives:

This decision is made with reference to plan numbers: MWSC-HEM-03, MWSC-HEM-04, 713/05B, 713/14n, 713/15h, 3415/M1 Rev A and 3415/M3

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 - HC13A - Local List of Buildings
2	Local Plan 1998 Policy - HC09 - Demolition in Conservation Areas

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NOTES RELATING TO LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for Communities and Local Government in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (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.). 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.
2. If listed building consent or conservation area consent 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 had become capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) 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 the application to him. The circumstances in which such compensation is payable are set out in the Planning and Compensation Act 1991.
4. Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to effect of which is that demolition may not be undertaken (despite the terms of the consent granted by or on behalf of the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 1AB and the commission subsequently have either been given reasonable access to the buildings for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.