

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1084/06
<b>SITE ADDRESS:</b>	Land at Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
<b>PARISH:</b>	Epping Upland
<b>APPLICANT:</b>	Mr A Fletcher
<b>DESCRIPTION OF PROPOSAL:</b>	Part conversion and part replacement of redundant farm buildings to form four dwellings together with preservation and enhancement of Grade II* registered parkland (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 4 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation

proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 5 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 6 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 Prior to the commencement of the development details of the proposed surface materials for the access into the site and the garage courtyard area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 9 Access for the residential development shall be taken from the east through the Bell Common gates only.

### **Description of Proposal:**

The proposals that comprise this planning application have been developed in partnership with the Copped Hall Trust, the Conservators of Epping Forest, and the applicant. A similar planning application (EPF/2210/05) was refused in April 2006 because it was considered that there were

insufficient very special circumstances to justify the proposals when weighed against Green Belt policy. This application has been revised to include the donation of additional land to the west of the application site, which would be passed to the Copped Hall Trust. The total area of land that would be passed to the Copped Hall Trust and the Conservators of Epping Forest now exceeds 11ha (27 acres). The application also provides more detailed information on the community benefits of the proposals, achieved through the transfer of land to the Copped Hall Trust and Conservators of Epping Forest.

The proposals comprise a mix of conversion of existing buildings of architectural and historic interest and new buildings based on the footprint and layout of the original model farm buildings on the site, as follows:

- (i) change of use of one single storey former model farm building (the dairy) at the western end of the site to 3 bed house,
- (ii) conversion and two storey extension of vacant two storey stables and store to form 5 bed house,
- (iii) erection of two new semi-detached 5 bed houses between (i) and (ii), on the site of the original Model Farm buildings,
- (iv) walled rear gardens – using the southern brick wall enclosing Home Farm, which was also part of the Model farm buildings;
- (v) three, new single storey garage blocks to face the new houses, at the southern end of three other substantial modern barns to be demolished, across a new gravelled courtyard (see also application for Conservation area Consent on this agenda) and
- (vi) transfer of remaining land within the application site to a management trust of residents, to ensure no sub-division of land and that communal areas are managed as a whole.

The new buildings (totalling 563 sq m) would occupy a considerably smaller 'footprint' than the very large barn and 3 smaller store buildings (total 2,205 sq m), a reduction of over 74%. The new dwellings and their rear gardens would occupy the site of the largest barn, with substantial new tree planting proposed on the site of the other agricultural buildings.

As an integral part of the application, the applicant (the owner of Home Farm and other adjoining land) offers to make over substantial areas of land around Copped Hall, which were formerly part of either its grounds or landscape setting, to the Copped Hall Trust and to the Corporation of London (see also Issues and Considerations).

### **Description of Site:**

Copped Hall is one of the most important historic sites in Epping Forest District. It was a hunting park from the 12<sup>th</sup> Century, and the remains of the 18<sup>th</sup> Century mansion and many other outbuildings are all listed (Grade II), the Gate Lodges being Grade II\* listed. Much of the area is now a Registered Historic Park and Garden, Grade II\* (i.e. of national importance - English Heritage) and a designated Conservation Area. The application site is towards the eastern edge of the Registered Historic Park and Garden. Home Farm historically produced livestock, and fruit and vegetables for the mansion but is now currently unused. Most of the four modern barns (except the smaller, east and west retained Victorian buildings) are post-war and of concrete portal frame and metal sheet construction, one being semi-derelict. They do not make a positive contribution to the character and appearance of the area and their removal would be of substantial visual benefit.

### **Relevant History:**

EPO/322/59 – Residential development of part of Home Farm – refused  
EPF/838/74 – Details of barn to replace existing – approved

EPF/1493/81 – Use of field as tip site for surplus material from M25 motorway & reinstate to agricultural use – No objections (conditional)  
EPF/635/82 - Use of field as tip site for surplus material from M25 motorway & reinstate to agricultural use – No objections (conditional)  
EPF/1210/82 – Access to highway 4.5m wide from OS. 0004 – approved  
EPF/313/98 – Erection of detached house north of walled garden (enabling land transfer of walled kitchen garden) – approved subject to Legal Agreement  
EPF/2210/05 – Change of use of one building to residential and erection of three new dwellings and associated garaging – refused.

### **Policies Applied:**

Structure Plan Policies:

RE2 Reuse of rural buildings  
C2 Development within MGB  
H2 Sequential approach to housing development  
CS4 Sustainable new development  
HC2 Development in conservation areas  
HC3 Protecting listed buildings and their settings.  
HC4 Conversion of listed buildings.

Local Plan Policies:

GB2 General restraint in the Green Belt  
GB8 Change of use of buildings in the Green Belt  
HC3 Protection of Registered Parks & Gardens  
HC6, HC7 Development in Conservation Areas  
HC9 Demolition in Conservation Areas  
HC12 Development affecting the setting of Listed buildings  
HC14 Restoration/ re-use of Copped Hall & outbuildings  
DBE9 Effect on neighbours  
LL2 Development & rural landscape  
T17 Traffic generation

### **Issues and Considerations:**

The main issues here are considered to be (i) whether the proposal is appropriate development in the Green Belt (both the new build and conversion), and if not, whether there are very special circumstances that justify the grant of planning permission; (ii) the effect of the proposals on the setting and character of the Grade II\* registered Historic Park and Garden of Copped Hall, the Conservation Area and the setting of its listed buildings; (iii) any impact on neighbouring properties; (iv) landscape considerations; (v) traffic and highway safety implications; and (vi) the overall sustainability of the site for residential purposes.

Further details of proposal – heritage and community benefits

The Council's intentions and objectives in relation to the main mansion and grounds of Copped Hall are contained within Local Plan policy HC14. This policy states that the Council will encourage proposals for the restoration and/or reuse of Copped Hall and its outbuildings and seeks provision for the interpretation of the heritage value of the site and its landscape management.

This revised planning application now offers the transfer of the following areas of land:

1. The lake and its service access route to the Copped Hall Trust. The lake has an ornate summerhouse on an island, a bridge to the island, an icehouse and Victorian boathouse - all features that contribute to the architectural and historic interest of the Registered Park and Garden, the Copped Hall Conservation Area and setting of the listed mansion and adjoining buildings.
2. The pond and adjacent woodland to the west of the application site to the Copped Hall Trust.
3. The field opposite the mansion linking to the lake. This would be passed to the Conservators and incorporated into the adjoining deer park (part of the registered historic park) and managed by the Conservators. A small northern part of this area would provide an access route from the mansion to the lake for the Copped Hal Trust.
4. The range of buildings known as the potting sheds on the north side of the walled kitchen garden to the Copped Hall Trust. These buildings form an integral part of the listed walled garden and contains several lean-to potting sheds, basement irrigation reservoir and hand-operated pump - all historic features which were integral to the daily operation of the horticultural activities in the walled garden, but currently in a neglected state.
5. A western access route to the walled garden to the Trust. This is the original service route and its resumption would obviate the need to cross parts of the historic shrubbery and garden terraces elsewhere in the gardens.
6. Parkland north of the walled garden to the Conservators. This is a large area of grass and shrubland outside the formal gardens of the mansion, and the original approach to the former Tudor mansion (a site of archaeological interest).

#### Green Belt considerations

The land lies within the Metropolitan Green Belt, and the new residential development is inappropriate development in terms of government guidance in PPG2, and Structure and Local Plan policies (including Local Plan policy GB2).

The conversion of the existing building at the western end of the application site falls to be considered under Local Plan policy GB8. Permission may be granted for new uses where the buildings are of permanent and substantial construction, capable of conversion without major or complete reconstruction and are in keeping with their surroundings in terms of bulk, form and general design. The existing building fulfils these criteria, being a solid and attractive brick building constructed originally as part of the Model Farm in the 19<sup>th</sup> century, of vernacular design appropriate for a rural setting. The conversion involves no significant structural works.

The eastern building is to be substantially extended to a matching scale and form and cannot really be classed as a conversion though the existing building is to be incorporated into this new dwelling.

Only residential use is considered to be acceptable in this location, in order to preserve the overall setting of the historic mansion, Little Copped Hall next to the site, and the Registered Historic Park and Garden and wider Conservation Area. Further relevant criteria in policy GB8 relate to appropriate benefits to Green Belt or countryside objectives (not directly but through the heritage benefit of transfer of the remaining parkland and surrounding access areas); and that the building should not have been constructed in recent years with a view to possible subsequent conversion (not applicable to these Victorian stables). There is finally a criterion directly relevant, that development at Copped Hall should accord with Local Plan policy HC14, dealt with below.

The residential conversion is thus appropriate in the Green Belt, but the erection of 3 new houses is considered to be inappropriate development.

## Very Special Circumstances

The erection of new dwellings could only be acceptable if there were very special circumstances that warranted setting aside the Green Belt policies of restraint.

Policy HC14 relates specifically to Copped Hall, the only Grade II\* Registered Historic Park and Garden in the District. Replacing a Planning Brief of 1991, it is central to consideration of the application: proposals for the restoration and/ or re-use of Copped Hall and its outbuildings will be encouraged.

Over the years the Council has actively promoted the establishment of a Building Preservation Trust and then to enable it gradually to acquire the adjoining historic parkland, gardens and features of architectural and historic interest. Similarly large areas of the former Estate were transferred to the Corporation of the City of London with the support of the Council. At times planning permissions have been granted as exceptions to policy in order to enhance the Conservation Area, the preservation of the historic buildings and mansion and to enhance the standing and influence of the Trust. These proposals are part of that ongoing programme and the Council must determine whether the community benefit package, which entails the transfer of much of the 'missing links' of the estate to these bodies, together with the removal of so much redundant agricultural floorspace and buildings, are sufficient very special circumstances to justify setting aside normal Green Belt policies preventing the erection of 3 new houses. Officers consider that in the particular circumstances of this application, which could not be replicated anywhere else in the District; there are very special circumstances to justify the grant of planning permission for these proposals.

The development would preserve and enhance the character and appearance of this part of the Copped Hall Conservation Area and the setting of the adjacent Registered Historic Park and Garden. This would be achieved through the removal of the large-scale and utilitarian modern barns and outbuildings adjoining Little Copped Hall, and the re-creation of the scale and form of the original Model Farm buildings on the site. This would support the aims of relevant Local Plan policy HC9, and supports the aims of policy HC14.

## Effect on residential amenity

The Copped Hall Estate extends from beyond the mansion, westwards to New Farm near to Bell Common. Along the access road serving the Home Farm site is a number of houses and cottages, but the size of development and traffic generation is not considered likely to have a detrimental effect on their amenity (policy DBE9).

## Landscape considerations

Developments should respect the character of the landscape, enhance its appearance and enable the management of land surrounding to enhance its contribution to the landscape (policy LL2). The scheme would secure demolition of a large area of unsympathetic buildings and non-indigenous conifer tree belt planting with indigenous species. Located within the fully screened area, the development will maintain and enhance the landscape setting of Copped Hall. A programme of active landscape management of the old orchard, south of the walled garden and the land surrounding the lake north of the hall will also be pursued by the Copped Hall Trust once these areas are given over.

## Traffic and highway safety

The Essex County Council has no objections as Local Highway Authority, and the development would not materially affect traffic flows or safety along this open and straight part of High Road.

## Sustainability of residential development

Although the site is not in a built-up area or defined settlement, it is located about 5 minutes' drive from Epping town centre. The development, in finally achieving integration of all the historic areas of parkland and garden at Copped Hall will aid environmental sustainability, without imposing considerable travel distances on residential occupiers for day-to-day services.

## Conclusions

In principle, the proposed new buildings represent inappropriate development in the Metropolitan Green Belt, but the heritage assets represented by the listed former mansion and outbuildings, Registered Park and Garden and wider Conservation Area and the benefits that would accrue to them through the transfer of the areas proposed, should be accorded considerable weight. Unsympathetic modern farm buildings would be cleared, with a 74% reduction in footprint after their replacement with new houses; an improvement in the setting of Little Copped Hall would be achieved; attractive stable buildings would be converted; and the securing of the remaining Parkland at no cost, to be maintained by the Copped Hall Trust and Corporation of London would enable the lake, walled garden and surrounding features to be restored in due course. These merits are considered to constitute very special circumstances in Green Belt terms for the purposes of PPG2, Essex Structure Plan and the Local Plan.

It is therefore recommended that, subject to the conclusion of a satisfactory Section 106 Agreement – to secure the transfer of the defined land areas to the Copped Hall Trust and Corporation of London prior to occupation of any of the development and agreement and implementation of a programme of landscape management of the old orchard, south of the walled garden and the land surrounding the lake north of the hall – permission be granted, subject also to conditions for approval of materials, landscaping and boundary treatment (including hard surfaces), a programme of archaeological investigation and access only along the historic Home Farm route eastwards towards Epping High Road and not through or alongside the Copped Hall mansion or immediate grounds.

## **SUMMARY OF REPRESENTATIONS:**

This report was completed prior to the end of the consultation period on this application, any further representations will be reported orally to committee.

PARKVIEW FARM, BREACH BARNS LANE – these barns are not redundant and are currently used for storage of farming equipment and will be used to store grain this summer. If these barns are converted the farmer will have nowhere to store his grain and equipment. Farmers should be encouraged to farm their land and produce foodstuffs for the prosperity of the British economy rather than selling off their barns for short-term profit.

## **REVISED REPORT**

### **Description of Proposal:**

The proposals that comprise this planning application have been developed in partnership with the Copped Hall Trust, the Conservators of Epping Forest, and the applicant. A similar planning application (EPF/2210/05) was refused in April 2006 because it was considered that there were insufficient very special circumstances to justify the proposals when weighed against Green Belt policy. This application has been revised to include the donation of additional land to the west of the application site, which would be passed to the Copped Hall Trust. The total area of land that would be passed to the Copped Hall Trust and the Conservators of Epping Forest now exceeds 11ha (27 acres). The application also provides more detailed information on the community benefits of the proposals, achieved through the transfer of land to the Copped Hall Trust and Conservators of Epping Forest.

The proposals comprise a mix of conversion of existing buildings of architectural and historic interest and new buildings based on the footprint and layout of the original model farm buildings on the site, as follows:

- (i) Change of use of one single storey former model farm building (the dairy) at the western end of the site to 3 bed house,
- (ii) Conversion and two storey extension of vacant two storey stables and store to form 5 bed house,
- (iii) Erection of two new semi-detached 5 bed houses between (i) and (ii), on the site of the original Model Farm buildings,
- (iv) Walled rear gardens – using the southern brick wall enclosing Home Farm, which was also part of the Model farm buildings;
- (v) Three, new single storey garage blocks to face the new houses, at the southern end of three other substantial modern barns to be demolished, across a new gravelled courtyard (Conservation area Consent for the demolition of the modern barns was given by the Council in April 2006), and
- (vi) Transfer of remaining land within the application site to a management trust of residents, to ensure no sub-division of land and that communal areas are managed as a whole.

The new buildings (totalling 563 sq m) would occupy a considerably smaller 'footprint' than the very large barn and 3 smaller store buildings (total 2,205 sq m), a reduction of over 74%. The new dwellings and their rear gardens would occupy the site of the largest barn, with substantial new tree planting proposed on the site of the other agricultural buildings.

As an integral part of the application, the applicant (the owner of Home Farm and other adjoining land) offers to make over substantial areas of land around Copped Hall, which were formerly part of either its grounds or landscape setting, to the Copped Hall Trust and to the Corporation of London (see also Issues and Considerations).

### **Description of Site:**

Copped Hall is one of the most important historic sites in Epping Forest District. It was a hunting park from the 12<sup>th</sup> Century, and the remains of the 18<sup>th</sup> Century mansion and many other outbuildings are all listed (Grade II), the Gate Lodges being Grade II\* listed. Much of the area is now a Registered Historic Park and Garden, Grade II\* (i.e. of national importance - English Heritage) and a designated Conservation Area. The application site is situated outside the



Registered Historic Park and Garden but adjoins its eastern edge. It is accessed via a private road off the northeast side of High Road, Epping, a short distance south west of Bell Common and the junction of High Road with Theydon Road. The access road is also Footpath 37.

Home Farm historically produced livestock, and fruit and vegetables for the mansion but is now currently unused. Most of the four modern barns (except the smaller, east and west retained Victorian buildings) are post-war and of concrete portal frame and metal sheet construction, one being semi-derelict.

### **Relevant History:**

- EPO/322/59 Residential development of part of Home Farm – refused
- EPF/838/74 Details of barn to replace existing – approved
- EPF/1493/81 Use of field as tip site for surplus material from M25 motorway & reinstate to agricultural use – No objections (conditional)
- EPF/635/82 Use of field as tip site for surplus material from M25 motorway & reinstate to agricultural use – No objections (conditional)
- EPF/1210/82 Access to highway 4.5m wide from OS. 0004 – approved
- EPF/313/98 Erection of detached house north of walled garden (enabling land transfer of walled kitchen garden) – approved subject to Legal Agreement
- EPF/2210/05 Change of use of one building to residential and erection of three new dwellings and associated garaging – refused.

### **Policies Applied:**

#### Structure Plan Policies:

- CS4 Sustainable new development
- C2 Development within MGB
- RE2 Reuse of rural buildings
- HC2 Development in conservation areas
- HC3 Protecting listed buildings and their settings.
- HC4 Conversion of listed buildings.
- H2 Sequential approach to housing development
- H3 Location of Residential Development

#### Local Plan Policies:

- GB2 General restraint in the Green Belt
- GB8 Change of use of buildings in the Green Belt
- HC3 Protection of Registered Parks & Gardens
- HC6 & HC7 Development in Conservation Areas
- HC9 Demolition in Conservation Areas
- HC12 Development affecting the setting of Listed buildings
- HC14 Restoration/ re-use of Copped Hall & outbuildings
- DBE9 Effect on neighbours
- LL2 Development & rural landscape
- T14 Car Parking
- T17 Traffic generation
- I1 Planning Obligations

#### Revised Local Plan Policy

At the time of the meeting of this Committee it is expected that the proposed alterations to the Local Plan will be adopted planning policy for the District. Four of the original Local Plan Policies

relevant to this case, Policies GB2, GB8, T14 and T17, are affected by the proposed alterations. Furthermore new policies relevant to this proposal have also been included in the Local Plan alterations. The relevant new and replacement policies are:

CP3 New Development  
CP4 Sustainable Building  
GB2A Development in the Green Belt  
GB8A Change of Use or Adaptation of Buildings  
GB9A Residential Conversions  
ST1 Location of Development  
ST2 Accessibility of Development  
ST4 Road Safety  
ST6 Vehicle Parking

### **Issues and Considerations:**

The main issues here are considered to be:

- (i) Whether the proposal is appropriate development in the Green Belt (both the new build and conversion), and if not, whether there are very special circumstances that justify the grant of planning permission;
- (ii) The effect of the proposals on the setting and character of the Grade II\* registered Historic Park and Garden of Copped Hall, the Conservation Area and the setting of its listed buildings;
- (iii) Any impact on neighbouring properties;
- (iv) Landscape considerations;
- (v) Traffic and highway safety implications; and
- (vi) The overall sustainability of the site for residential purposes.

Further details of proposal – heritage and community benefits

The Council's intentions and objectives in relation to the main mansion and grounds of Copped Hall are contained within Local Plan policy HC14. This policy states that the Council will encourage proposals for the restoration and/or reuse of Copped Hall and its outbuildings and seeks provision for the interpretation of the heritage value of the site and its landscape management.

This revised planning application now offers the transfer of the following areas of land:

1. The lake and its service access route to the Copped Hall Trust. The lake has an ornate summerhouse on an island, a bridge to the island, an icehouse and Victorian boathouse - all features that contribute to the architectural and historic interest of the Registered Park and Garden, the Copped Hall Conservation Area and setting of the listed mansion and adjoining buildings.
7. The pond and adjacent woodland to the west of the application site to the Copped Hall Trust.
8. The field opposite the mansion linking to the lake. This would be passed to the Conservators and incorporated into the adjoining deer park (part of the registered historic park) and managed by the Conservators. A small northern part of this area would provide an access route from the mansion to the lake for the Copped Hal Trust.
9. The range of buildings known as the potting sheds on the north side of the walled kitchen garden to the Copped Hall Trust. These buildings form an integral part of the listed walled garden and contains several lean-to potting sheds, basement irrigation reservoir and hand-operated pump - all historic features which were integral to the daily operation of the horticultural activities in the walled garden, but currently in a neglected state.

10. A western access route to the walled garden to the Trust. This is the original service route and its resumption would obviate the need to cross parts of the historic shrubbery and garden terraces elsewhere in the gardens.
11. Parkland north of the walled garden to the Conservators. This is a large area of grass and shrubland outside the formal gardens of the mansion, and the original approach to the former Tudor mansion (a site of archaeological interest).

### Green Belt considerations

The land lies within the Metropolitan Green Belt, and the new residential development is inappropriate development in terms of government guidance in PPG2, and Structure and Local Plan policies (including Local Plan policy GB2 (GB2A)).

The conversion of the existing building at the western end of the application site falls to be considered under Local Plan policy GB8 (GB8A & GB9A). Permission may be granted for new uses where the buildings are of permanent and substantial construction, capable of conversion without major or complete reconstruction and are in keeping with their surroundings in terms of bulk, form and general design. The existing building fulfills these criteria, being a solid and attractive brick building constructed originally as part of the Model Farm in the 19<sup>th</sup> century, of vernacular design appropriate for a rural setting. The conversion involves no significant structural works.

The eastern building is to be substantially extended to a matching scale and form and cannot really be classed as a conversion though the existing building is to be incorporated into this new dwelling.

Only residential use is considered to be acceptable in this location, in order to preserve the overall setting of the historic mansion, Little Copped Hall next to the site, and the Registered Historic Park and Garden and wider Conservation Area. Further relevant criteria in policy GB8 relate to appropriate benefits to Green Belt or countryside objectives (not directly but through the heritage benefit of transfer of the remaining parkland and surrounding access areas); and that the building should not have been constructed in recent years with a view to possible subsequent conversion (not applicable to these Victorian stables). There is finally a criterion directly relevant, that development at Copped Hall should accord with Local Plan policy HC14, dealt with below.

The residential conversion is thus appropriate in the Green Belt, but the erection of 3 new houses is considered to be inappropriate development.

### Very Special Circumstances

The erection of new dwellings could only be acceptable if there were very special circumstances that warranted setting aside the Green Belt policies of restraint.

Policy HC14 relates specifically to Copped Hall, the only Grade II\* Registered Historic Park and Garden in the District. Replacing a Planning Brief of 1991, it is central to consideration of the application: proposals for the restoration and/ or re-use of Copped Hall and its outbuildings will be encouraged.

Over the years the Council has actively promoted the establishment of a Building Preservation Trust and then to enable it gradually to acquire the adjoining historic parkland, gardens and features of architectural and historic interest. Similarly large areas of the former Estate were transferred to the Corporation of the City of London with the support of the Council. At times planning permissions have been granted as exceptions to policy in order to enhance the Conservation Area, the preservation of the historic buildings and mansion and to enhance the standing and influence of the Trust. These proposals are part of that ongoing programme and the

Council must determine whether the community benefit package, which entails the transfer of much of the 'missing links' of the estate to these bodies, together with the removal of so much redundant agricultural floorspace and buildings, are sufficient very special circumstances to justify setting aside normal Green Belt policies preventing the erection of 3 new houses. Officers consider that in the particular circumstances of this application, which could not be replicated anywhere else in the District, there are very special circumstances to justify the grant of planning permission for these proposals.

The development would preserve and enhance the character and appearance of this part of the Copped Hall Conservation Area and the setting of the adjacent Registered Historic Park and Garden. This would be achieved through the removal of the large-scale and utilitarian modern barns and outbuildings adjoining Little Copped Hall, and the re-creation of the scale and form of the original Model Farm buildings on the site. This would support the aims of relevant Local Plan policy HC9, and supports the aims of policy HC14.

#### Effect on residential amenity

The Copped Hall Estate extends from beyond the mansion, westwards to New Farm near to Bell Common. Along the access road serving the Home Farm site is a number of houses and cottages, but the size of development and traffic generation is not considered likely to have a detrimental effect on their amenity (policy DBE9).

#### **Landscape considerations**

Developments should respect the character of the landscape, enhance its appearance and enable the management of land surrounding to enhance its contribution to the landscape (policy LL2). The scheme would secure demolition of a large area of unsympathetic buildings and non-indigenous conifer tree belt planting with indigenous species. Located within the fully screened area, the development will maintain and enhance the landscape setting of Copped Hall. A programme of active landscape management of the old orchard, south of the walled garden and the land surrounding the lake north of the hall will also be pursued by the Copped Hall Trust once these areas are given over.

#### Traffic and highway safety

The Essex County Council has no objections as Local Highway Authority, and the development would not materially affect traffic flows or safety along this open and straight part of High Road.

#### Sustainability of residential development

Although the site is not in a built-up area or defined settlement, it is located about 5 minutes' drive from Epping town centre. The development, in finally achieving integration of all the historic areas of parkland and garden at Copped Hall will aid environmental sustainability, without imposing considerable travel distances on residential occupiers for day-to-day services.

#### Conclusions

In principle, the proposed new buildings represent inappropriate development in the Metropolitan Green Belt, but the heritage assets represented by the listed former mansion and outbuildings, Registered Park and Garden and wider Conservation Area and the benefits that would accrue to them through the transfer of the areas proposed, should be accorded considerable weight. Unsympathetic modern farm buildings would be cleared, with a 74% reduction in footprint after

their replacement with new houses; an improvement in the setting of Little Copped Hall would be achieved; attractive stable buildings would be converted; and the securing of the remaining Parkland at no cost, to be maintained by the Copped Hall Trust and Corporation of London would enable the lake, walled garden and surrounding features to be restored in due course. These merits are considered to constitute very special circumstances in Green Belt terms for the purposes of PPG2, Essex Structure Plan and the Local Plan.

It is therefore recommended that, subject to the conclusion of a satisfactory Section 106 Agreement – to secure the transfer of the defined land areas to the Copped Hall Trust and Corporation of London prior to occupation of any of the development and agreement and implementation of a programme of landscape management of the old orchard, south of the walled garden and the land surrounding the lake north of the hall – permission be granted, subject also to conditions for approval of materials, landscaping and boundary treatment (including hard surfaces), a programme of archaeological investigation and access only along the historic Home Farm route eastwards towards Epping High Road and not through or alongside the Copped Hall mansion or immediate grounds.

### **SUMMARY OF REPRESENTATIONS:**

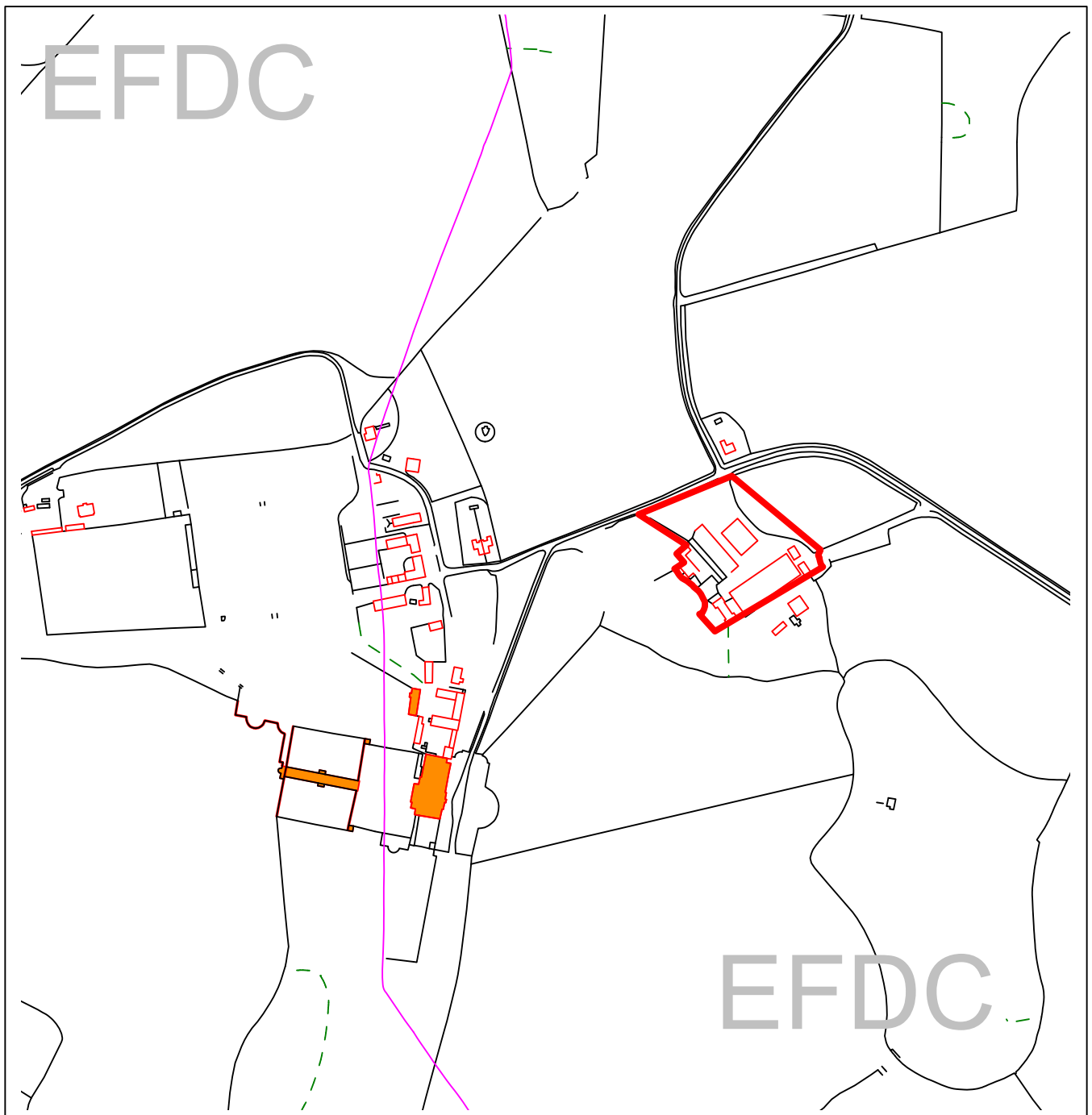
This report was completed prior to the end of the consultation period for the application, any further representations will be reported orally to the committee.

PARKVIEW FARM, BREACH BARNS LANE – The barns are not redundant and are used for storage of farming equipment and will be used for storage of grain in the summer. If the buildings are converted the farmer will have nowhere to store grain and equipment. Framers should be encouraged to farm the land and produce foodstuffs, rather than selling off their barns for short term profit.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1084/06
Site Name:	Little Copped Hall
Scale of Plot:	1/5000

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0536/06
<b>SITE ADDRESS:</b>	4The Heights Bumbles Green Lane Nazeing Essex EN9 2SG
<b>PARISH:</b>	Nazeing
<b>APPLICANT:</b>	B & J Bolton
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a storage building for maintenance machinery.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 3 The building hereby approved shall be used only for the storage of machinery and equipment required in connection with the maintenance of the land within the ownership of 4 The Heights and for no other purpose.

**Description of Proposal:**

This application is for the retention of a building for use as a storage shed for machinery used for the maintenance of 6 acres of land. The building has already been constructed. The building measures 7m x 4.7m and has a ridge height of 5.1 metres. It has an internal staircase to enable use of the roof space for additional storage. There is an area of hardstanding immediately in front of the building.

**Description of Site:**

The building is located on land to the rear of a residential property, 4 The Heights, a modern house forming part of a cul-de-sac of 5 properties. It is outside the garden area of the house, on land that has no authorised use other than agriculture. The land rises to the south. Trees surround the building. A bridle path runs along the eastern boundary of the site but there is an extensive hedgerow along this boundary.

### **Relevant History:**

The application was submitted following an investigation by Planning Enforcement Officers in response to a complaint.

### **Policies Applied:**

Structure Plan  
C2 Development Within the Metropolitan Green Belt

Local Plan Policies;  
GB2 Development in the Green Belt  
DBE1, DBE2 and DBE4 relating to design, impact on neighbours and locality.

Revised Local Plan Policy

At the time of the meeting of this Committee it is expected that the proposed alterations to the Local Plan will be adopted planning policy for the District. Only one of the original Local Plan Policies relevant to this case, Policy GB2, is affected by the proposed alterations but this only amounts to renumbering. The changes therefore do not affect the policy considerations to be taken into account in this case. The replacement policy for policy GB2 is:

GB2A Development in the Green Belt

### **Issues and Considerations:**

This site is within the Green Belt and the main concerns are the impact on the openness of the Green Belt and on the visual amenity of the area and on the amenities of neighbours.

Green Belt:

Policy GB2 of the Local plan sets out the forms of development that are appropriate in the Green Belt. These include, for the purposes of agriculture, horticulture or forestry and for uses that preserve the openness of the green belt and do not conflict with the purposes of including land within the green belt. The building has been erected for the storage of machinery required in connection of the maintenance of an area of 6 acres of land belonging to the owners of 4 The Heights. Although the land is not used for agriculture, and is not part of the residential curtilage of the dwelling it does need to be maintained and it is reasonable for the machinery and equipment necessary for this maintenance to be kept on the land. It is considered that the building is not excessive for this purpose and that the current use preserves the openness of the Green Belt. As such it is considered appropriate development.

Visual Amenity:

The building is very well screened from view from outside the site. There is an extensive tree screen around the building and along the boundary with the bridle path to the east and can only be glimpsed. It is accepted that the building will be more visible during the winter but given its limited height and its position 7 to 10 metres from the boundary, it is not considered overly prominent or visually intrusive. The design of the building is not particularly traditional, but it will be finished in timber boarding which will make it more rural in appearance.



#### Impact on Neighbours:

Concern has been raised that the building overlooks the rear and garden of Number 5 the Heights, and there is a first floor window into the roof space that faces obliquely towards that property. However, given that the proposed use is for storage only and that the distance between the building and the garden of Number 5 is over 30 metres it is not considered that there will be any significant harm to privacy from the development.

#### Other issues:

**Curtilage:** The building is outside the residential curtilage of the dwelling. The granting of consent for this building in connection with maintenance of the land will not confer residential curtilage status on the site. The land can be maintained but it cannot be formally used as garden without a separate planning consent. At the time of the officer's site visit, although there was no formal delineation between the "garden" and the site, the site was grassed and was simply additional land within the applicants ownership. There had been no change of use requiring planning consent.

**Drainage:** The development is close to a drainage ditch, but does not obstruct the ditch and the Council's Land Drainage team have raised no objection to the proposal. The applicant points out that the building is partially needed for the storage of equipment needed to ensure that the drainage ditch is maintained. It is not considered that the development will increase the risk of flooding in the locality.

**Annexe:** Concern has been raised that the building will be used as a residential annex. This is not what has been applied for, and as the site is outside the authorised garden area of the dwelling, planning permission would be required for such use. The building does not appear to have been designed with this in mind. A condition can be added to ensure that the building is only used for the purpose for which it is approved.

**Use of the Bridle Path:** It is not considered that the approved use will result in vehicular movements on the bridle path. Although there is a gated access to the site from the bridle path, storage of maintenance equipment on the site will if anything be likely to reduce movements as there will be no need to bring equipment in from elsewhere.

**Covenants:** There may be a covenant on the property but this is not a planning issue. Planning consent does not override any other legislation.

#### **Conclusion:**

In conclusion it is considered that the development has only limited impact on the openness of the Green Belt and is appropriate development in that it is required in connection with the maintenance of the land. There is no significant harm to the amenities of neighbours or to the visual amenity of the area and the application is therefore recommended for approval subject to conditions.

#### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object as it would be contrary to Policy GB2 – new build within the Green Belt, GB4 extension to residential curtilage of premises in the Green Belt.

5 THE HEIGHTS – Object. I was not notified of the erection. It is intrusive in the landscape. It could exacerbate flooding problems, great loss of privacy to my lounge, bedroom and garden, as there is a window on the second floor overlooking my home. It is too big and is a step towards a granny annex. It will cause obstruction on the bridle path, as cars will eventually go along it to the

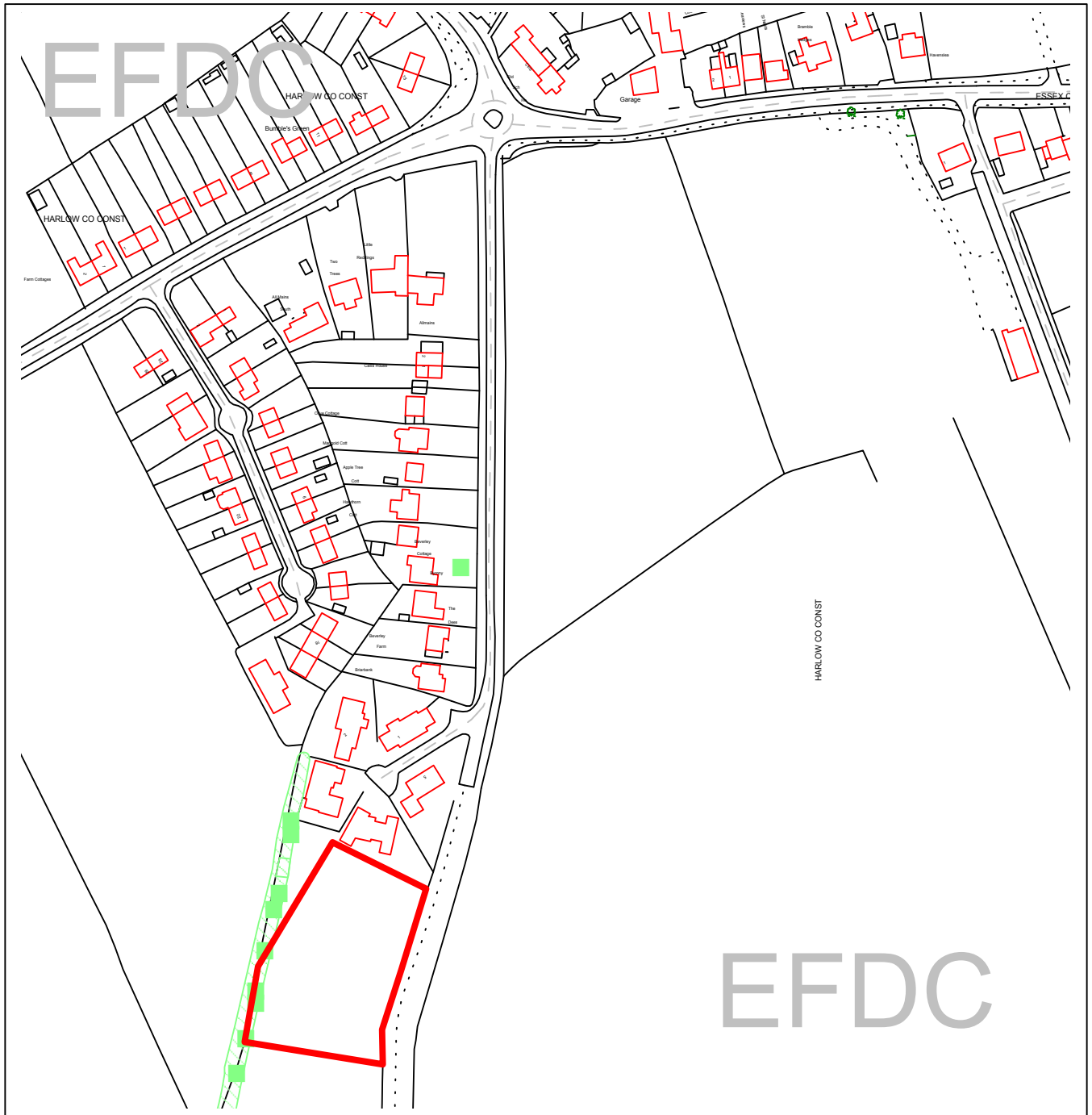
property. Posts and signs forbidding cars access along the back of my bungalow have been moved further up the path. The deeds say no outbuildings.

1 THE HEIGHTS - No objections, it cannot be seen by anyone, it is thoughtfully constructed and positioned amongst trees causing no damage to them at all.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>2</b>
<b>Application Number:</b>	<b>EPF/536/06</b>
<b>Site Name:</b>	<b>Land at 4 The Heights, Nazeing</b>
<b>Scale of Plot:</b>	<b>1/2500</b>

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0648/06
<b>SITE ADDRESS:</b>	Warlies Park Farm Woodgreen Road Waltham Abbey Essex EN9 3SD
<b>PARISH:</b>	Waltham Abbey
<b>APPLICANT:</b>	Art Property Developments Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension to house and change of use of barn and dairy into two residential dwellings with associated outbuildings, garaging etc.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 4 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance

programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 7 The refurbishment and extension to the existing dwelling shall be completed prior to the first occupation of either the barn conversion or the dairy conversion hereby approved.

- 8 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, or D shall be undertaken without the prior written permission of the Local Planning Authority.

This application was deferred from the last committee to enable a member site visit. The previous report is reproduced below.

### **Description of Proposal:**

The proposal comprises 3 main elements:

1. Repair and refurbishment of existing dwelling including demolition of existing flat roofed two storey side extension and erection of new side extension and erection of detached double garage.
2. Conversion of existing barn to 5 bed dwelling and rebuilding of outbuildings to provide double garage and two stables.
3. Conversion and extension of old dairy building to create 4 bed single storey dwelling and erection of replacement outbuilding for use as annexe/games room and garaging.

The proposal is to utilise the existing access off Woodgreen Road for the three dwellings

### **Description of Site:**

Run down and overgrown site located on the eastern side of Woodgreen Road within the Upshire Conservation Area. Warlies Park Farm consists of the farm House set well back from the road with a range of agricultural buildings and a farmyard to the front of the site. Fronting Woodgreen Road is an impressive but unlisted Essex barn and in the centre of the site is an old dairy building in a poor state of repair. There is a range of smaller stable type buildings in varying states of collapse. The main house is not visible from beyond the site due to the large number of trees that have grown unchecked around it. The House is in a very poor state of repair and is indeed near collapse.

The site also includes the wider grounds of the house that is largely free from development and has been left to become overgrown.

### **Relevant History:**

The site has a long running consent for use for storage of caravans for winter quarters for travelling showmen, and has been used on a regular basis for car boot sales, up to 14 days a year.

In 1990 permission was refused for use of farm buildings as offices and provision of car park and an appeal against this decision was dismissed.

In 2002 an application was submitted for change of use of the farm buildings to 7 dwellings, but was withdrawn before determination.

### **Policies Applied:**

Structure Plan:

CS2 protecting the environment  
CS4 Sustainable new development.  
C2 Green Belt  
HC2 Conservation Areas.

Local Plan:

GB2 Green Belt  
GB8 Change of use of buildings  
GB14 Residential extensions  
HC7 Development in Conservation Areas  
DBE4 development in the Green Belt  
LL10, LL11 landscaping  
T17 Highway issues.

### **Issues and Considerations:**

This site is within the Green Belt and the Upshire Conservation Area.

The main concerns are therefore the impact of the proposals on the openness of the Green Belt and on the character of the Conservation Area. Additionally the access to the site and sustainability issues need to be addressed.

#### **Green Belt.**

Refurbishment and extension of the existing dwelling.

Policy GB14 allows for limited extensions to dwellings in the Green Belt. The scheme now proposed results in only a 14% increase in floor area over the size of the original dwelling. The impact on the openness of the Green Belt will be minimal and development is in line with policy GB14.

Conversion of barn to 5 bed dwelling.

Policy GB8 allows for the change of use of buildings within the Green Belt. Although residential conversion is normally the least acceptable option, in this instance the access to the site is very poor with inadequate sight lines and it would not be appropriate for business, storage or tourist use that would result in significant traffic increase. The barn is an important feature in the Conservation Area and it would be beneficial for it to be maintained and brought into use therefore residential use can be considered. A structural survey has been submitted that indicates that although significant work is needed the basic structure is sound and can be retained. The proposal does include the rebuilding of a section that has virtually collapsed, but this is predominantly for the garaging and two stables that are proposed and these are not considered excessive, particularly as they are replacing buildings of the same footprint and basic design.

Refurbishment and extension of the old dairy to create 4 bed dwelling.

This is the most controversial aspect of the application it entails largely rebuilding a brick built dairy building in the centre of the site and joining it via a very large extension to an existing timber building. The parts of the original buildings that will remain amount to only about 25% of the building now proposed. This is clearly contrary to the guidance in GB8 for change of use and would not normally be acceptable. The question therefore arises whether there are very special circumstances sufficient to outweigh the harm to the Green Belt that will result from the scheme. This will be examined under the section below.

### **Conservation Area.**

Warlies Park Farm is considered to be an important feature of the Upshire Conservation Area, it is the historic park farm to Warlies the nearby estate. The house is considered worthy of retention despite its current state and attempts have been made in the past to secure its repair. The barn due to its prominence on the road frontage adds interest and quality to the visual amenity of the Conservation Area. The Dairy building, which has a prominent end elevation facing the access, is of interest as part of the farmyard setting.

The site was sold as a single lot to the current applicants following many years of neglect of the site by the previous owner. The application follows considerable discussion and negotiation and is seen as a way of ensuring that the site is dealt with as a whole rather than sold as separate lots. This is considered important as it enables cross financing to pay for the retention and refurbishment of the main house, which would otherwise be likely to be left until it degenerated to such an extent that demolition would be the only option. The proposals result in the complete restoration and reuse of the site albeit as residential rather than as farmyard, but will be a considerable improvement visually over the current situation. The design of the conversions and rebuilds are considered appropriate, maintaining the character of the buildings and the Conservation Area. It is considered that this is sufficient in this instance to outweigh the harm to the Green Belt that results from the large extensions to the Dairy building.

### **Access.**

The vehicular access to the site is close to a bend in the road and visibility is very poor. The access has in the past been used for the farm and more recently in connection with Car Boot Sales on adjoining land. The proposed use will result in the cessation of use of this access for car boot sales and relatively few traffic movements compared with other possible use. As such there is no objection to the proposals on Highway safety grounds. Adequate parking will be provided within the site for the three dwellings.

### **Sustainability.**

This is not an isolated rural site, but is on the edge of Waltham Abbey, relatively close to facilities and bus routes, such that not all trips will need to be by car. The proposals reuse and refurbish existing buildings utilising many of the existing materials. It is considered therefore that the scheme is relatively sustainable.

### **Trees and Landscaping.**

There are significant trees and hedging around the road frontage of the site and this is to be retained. Details of landscaping within the site can be the subject of a condition.

### **Conclusion:**

This is an opportunity to deal with this important conservation area site as a whole and to secure the retention of Warlies Park Farm House, which is of local historic interest although not listed. The scheme is well designed and maintains the character of the buildings and their farmyard



setting and although there will be considerable extension to the dairy to create the third dwelling it is considered in this instance that the particular circumstances are very special and sufficient to outweigh the harm to the Green Belt that would result from the development. The application is therefore recommended for approval subject to conditions.

**SUMMARY OF REPRESENTATIONS:**

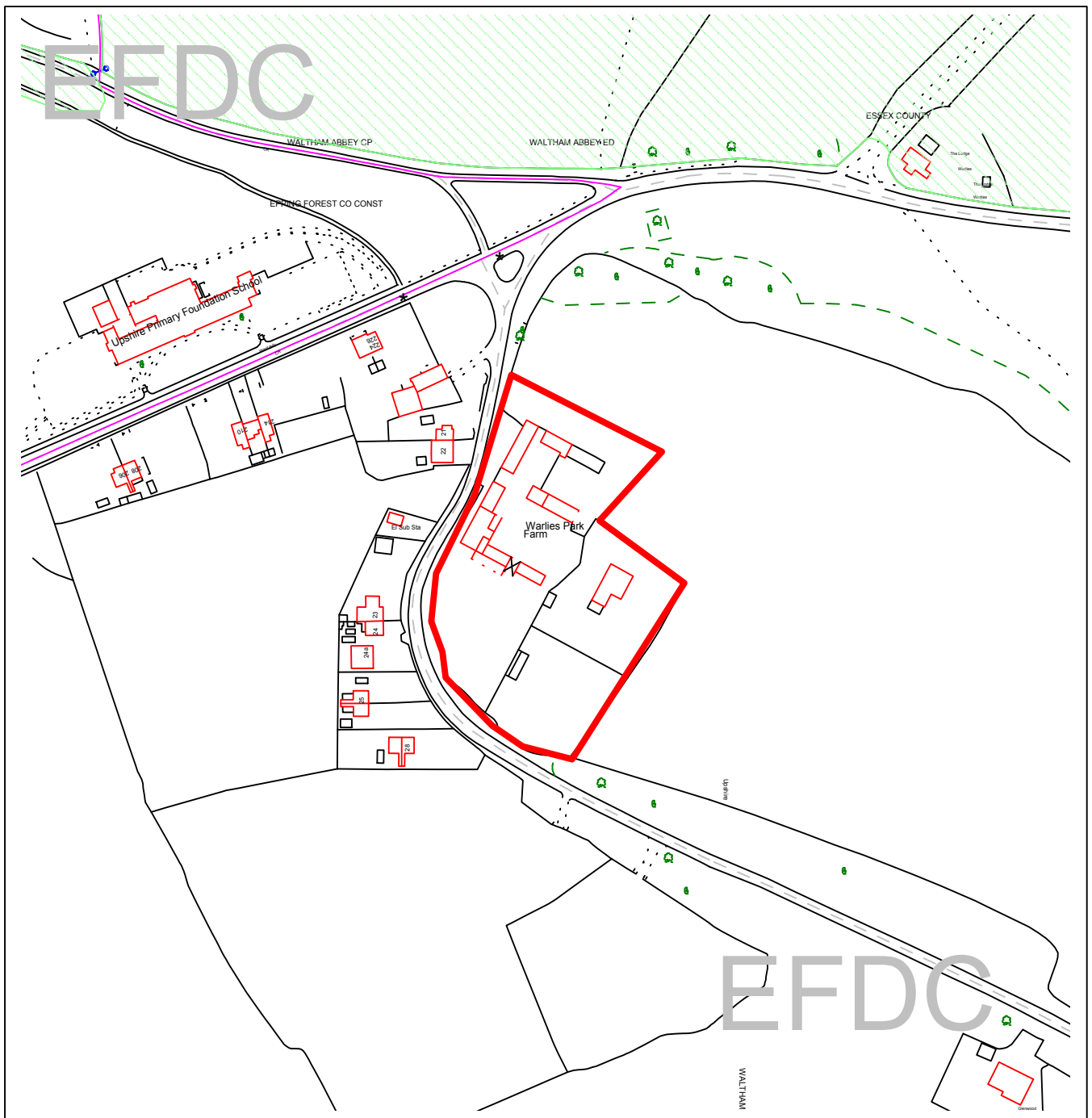
WALTHAM ABBEY TOWN COUNCIL – Objection. Inappropriate development in the Green Belt, no special circumstances.

NEIGHBOURS: - No replies received



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	<b>EPF/648/06</b>
Site Name:	<b>Warlies Park Farm, Woodgreen Road, Waltham Abbey</b>
Scale of Plot:	<b>1/2500</b>

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1018/06
<b>SITE ADDRESS:</b>	23A Highbridge Street Waltham Abbey Essex EN9 1BZ
<b>PARISH:</b>	Waltham Abbey
<b>APPLICANT:</b>	Mr F Carpenter
<b>DESCRIPTION OF PROPOSAL:</b>	Redevelopment of existing site to provide a three storey block of flats incorporating 6 x 1 bedroom units and 2 x 2 bedroom units together with parking and amenity space. (Resubmitted application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

6 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscaping works shall be completed prior to the occupation or use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision, which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to

ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 9 Prior to the commencement of the development details of the proposed surface materials for the access way and parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
- 11 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 12 Details of any proposed external lighting shall be submitted to and approved in writing by the Local planning authority before the development hereby permitted is first occupied. Development shall be carried out in accordance with the approved details.

- 13 Except with the prior agreement of the Local planning Authority in writing, no construction work or demolition shall be carried out, or plant operated other than between 0.700 hrs to 18.00 hrs Monday to Friday and 0.800 hrs to 13.00 hrs on Saturday.
- 14 Before the development hereby permitted is commenced, details of the following matters shall be submitted to and approved by the Local planning Authority in writing:
- i) Contractors' access arrangements for vehicles plant and personnel.
  - ii) Contractors' site storage area/compound.
  - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site.
  - iv) The arrangement for the parking of contractors' vehicles and contractors' personnel vehicles.
- Thereafter the development shall be undertaken in accordance with the approved details.
- 15 No development approved by this permission shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
- 16 A buffer zone of at least 6 metres shall be provided alongside the Cornmill stream along the full length of the site. This zone, to be agreed in writing with the Local planning Authority, shall be kept free of structures, hardstanding, footpaths and overhanging structures, and there shall be no formal landscaping within it. It shall be managed to develop a natural character and left to colonise and regenerate naturally and left as a natural area for wildlife.
- 17 Any fence along the boundary of the site with the Cornmill stream shall be of open construction, with gaps of at least 10cm between railings.

**Description of Proposal:**

Permission is sought for the demolition of the existing B2 industrial unit and redevelopment to provide a three storey block of flats incorporating 6 x 1 bedroom units and 2 x 2 bedroom units together with parking and amenity space.

**Description of Site:**

The "L" shaped site is 701.8 sq. metres in extent and is located behind the parade of shops fronting Highbridge Street. Access to the site is via a narrow lane from Highbridge Street. The site contains a single red brick building currently in use for general industrial purposes (class B2 use) The site is bounded to the north by a small parking area and the parade of shops and to the south by the Cornmill Steam, to the west by semi detached properties and to the east by the rear garden of a shop fronting Highbridge Street. The site lies within the Waltham Abbey Conservation Area.

**Relevant History:**

None.

## **Policies Applied:**

Structure plan:

- CS1 Sustainable urban regeneration.
- CS2 Protecting natural and built environment.
- CS4 Sustainable new development.
- BE1 Urban intensification.
- H2 Housing development the sequential approach.
- H3 Location of residential development.
- HC2 Conservation areas.
- T3 Promoting accessibility.

Local Plan:

- H3 Residential development outside the Green Belt.
- STC5 Site south of Highbridge Street
- DBE1 Design of new buildings
- DBE2 Impact of new development.
- DBE3 Development in urban areas
- DBE8 Private amenity space.
- DBE9 Impact on amenity.
- LL10 Retention of trees.
- LL11 Landscaping.
- HC7 Development in Conservation Areas.
- HC9 Demolition in Conservation Areas.
- T14 Parking.
- T17 Highways.

Revised Local Plan Policy:

At the time of the meeting of this Committee it is expected that the proposed alterations to the Local Plan will be adopted planning policy for the District.

The following Core Policies are relevant:

- CP1 Sustainable development
- CP2 Protecting rural and built environment
- CP3 New development
- CP6 Sustainable urban development patterns
- CP7 Urban form and quality

The following employment policies are also relevant:

- E4A Protection of employment sites
- E4B Alternative uses for employment sites

## **Issues and Considerations:**

The demolition of the existing building requires Conservation Area Consent and is the subject of a separate application next on the agenda. The principle of residential development in this location close to the town centre with good access to community facilities and public transportation is in accordance with national and local policy. The main issues to be considered therefore are whether the loss of the industrial use is acceptable in the light of the new policies that seek to retain employment sites, whether the proposal would preserve or enhance the character and

appearance of the Conservation Area, the impact of the development on amenity, and highway safety.

#### Loss of employment:

The new employment policies seek to ensure that suitably located employment sites are not lost to other uses. It is considered however that this industrial site has an adverse impact on the visual amenity of the conservation area and on the amenities of adjacent residential properties, and that its redevelopment for housing would be beneficial to the area.

#### Impact on the Conservation Area:

This revised scheme for a three-storey development of yellow stock brick and cream painted weatherboarding with a natural slate roof is considered appropriate to this part of the conservation area. It will sit behind the buildings fronting Highbridge street and is of a smaller scale so will not be prominent or compete visually with the shopping area. The building will provide an attractive elevation to Cornmill Stream to the rear. The detailing of the building is considered good and the development, by removing the existing unattractive industrial building will enhance the conservation area. Existing trees along the Cornmill Stream are to be retained with the exception of a large sycamore that is damaged and in poor health.

#### Impact on neighbouring Properties:

The proposal must also be assessed in terms of its siting and relationship to neighbouring properties. The design of the proposal is intended to minimise the effect of the proposals on surrounding houses in terms of overlooking and overbearing impact, in particular numbers, 1 to 3 and 9 to 12 Cornmill, Numbers 1 to 3 have no private amenity space and numbers 9 to 12 face Cornmill Stream. The distance between the closest corner of the proposed rear elevation and the existing front elevation of the cottages is about 21 metres and is considered acceptable from an overlooking point of view, particularly given the orientation of the development away from the cottages. The relationship to other properties in the locality is acceptable. It is not considered that the scheme will give rise to excessive overlooking, and reasonable privacy of both the neighbouring properties and the proposed new flats will be maintained.

#### Amenity Space:

Amenity space provision should be easily accessible and be of a size shape and nature that enables reasonable use. Private amenity space has been provided to the rear and to one side of the development. This space is limited, but given the urban nature of the location and that the flats are predominantly one bedroom, not family dwellings, and the provision is considered adequate. The existing trees along the embankment of the stream are to be retained and new planting and ground cover provided for the communal areas.

#### Parking and Access:

Car parking provision for the scheme is based on 1 space per unit, which is in accordance with the adopted maximum car parking standards and is considered appropriate in this town centre location close to facilities and public transport. The proposed access is via the existing concrete parking area with access to Highbridge Street. It is of an adoptable standard and is hence acceptable. An enclosed and secure bin store and cycle store is proposed to the side of the main building to meet current requirements.



Flooding:

A flood risk assessment has been submitted with the planning application and the environment agency has raised no objection to the proposal.

**Conclusion:**

In conclusion it is considered that the proposed redevelopment of this town centre site makes the best use of urban land in a manner that will preserve and enhance the character and appearance of the conservation area, and provide good living conditions without adversely affecting amenity or highway safety. The proposals are considered to be in accordance with adopted policies and the application is therefore recommended for approval.

**SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Object. Overdevelopment of the site, insufficient parking and concerns with highway access.

A.S. MANAGEMENT, UNIT 2 REAR OF 13 HIGHBRIDGE STREET - Shocked to hear of the proposal. We have estimated for renovation works for a proposed purchaser, which would maintain the premises in their current use and employ more local people. Any commercial property should be kept as working premises where possible within a town centre.

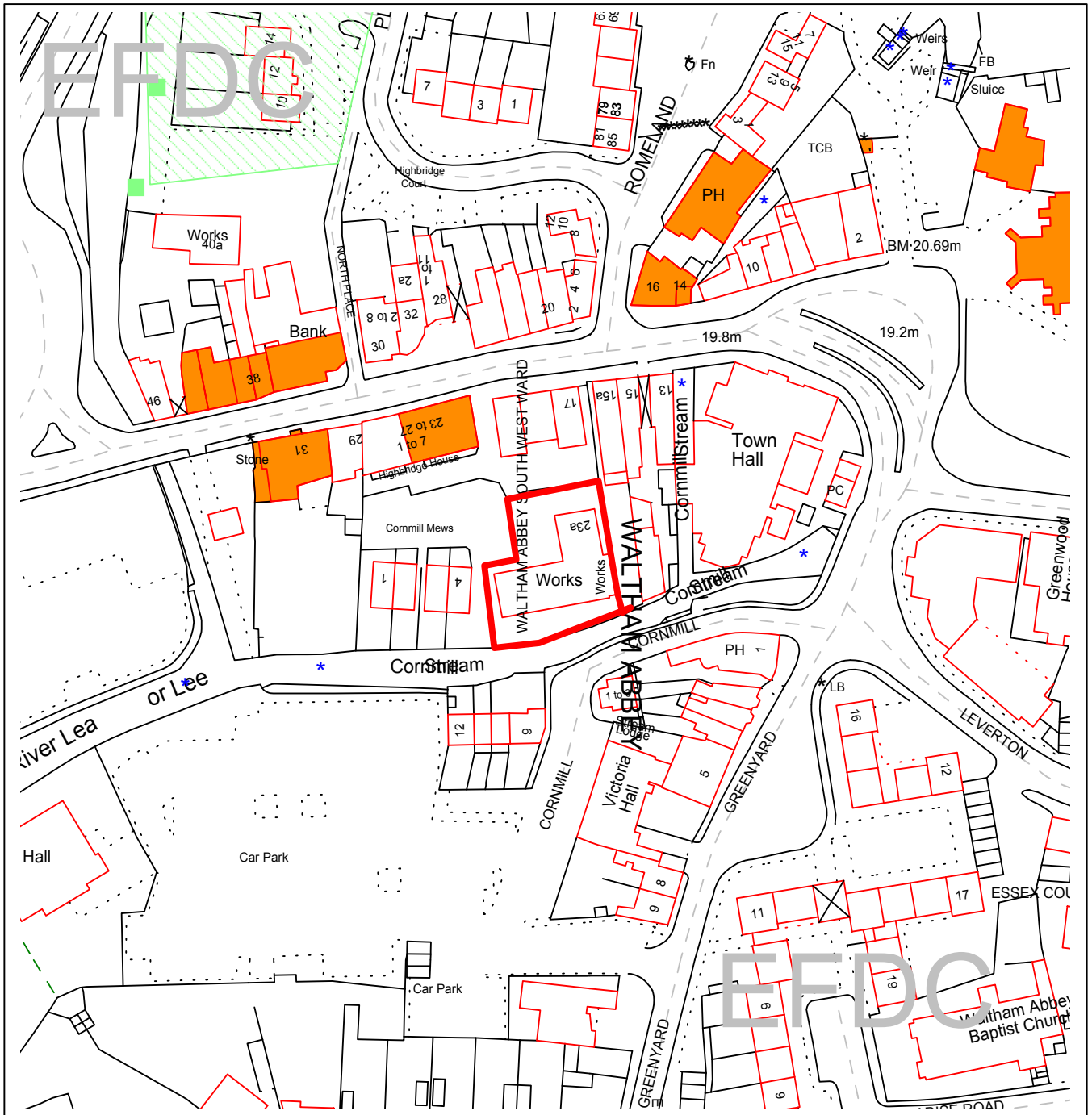
1 CORNMILL MEWS - Height should be reduced further to reduce impact on the grounds and houses between 23 Highbridge Street and 1-4 Cornmill. The top floor could be within the roof with dormer windows and skylights.

CPRE ESSEX – Object. Conservation area, should have due regard to its surroundings. Should be no nearer the stream than the houses in Cornmill Mews, materials should be in keeping with Cornmill Mews and outdoor surfaces should be porous to rain, in this low-lying area.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>4 and 5</b>
<b>Application Number:</b>	<b>EPF/1018/06 and EPF/535/06</b>
<b>Site Name:</b>	<b>23A, Highbridge Street, Waltham Abbey</b>
<b>Scale of Plot:</b>	<b>1/1250</b>

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0535/06
<b>SITE ADDRESS:</b>	23A Highbridge Street Waltham Abbey Essex EN9 1BZ
<b>PARISH:</b>	Waltham Abbey
<b>APPLICANT:</b>	Mr F Carpenter
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation Area Consent for the demolition of the existing B2 industrial unit and redevelopment to provide a three storey block of flats incorporating 6 x 1 bedroom units and 2 x 2 bedroom units together with parking and amenity space.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

1	The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
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**Description of Proposal:**

Conservation Area Consent for the demolition of the existing B2 industrial unit.

**Description of site:**

The "L" shaped site is 701.8sq.m in extent and located behind the parade of shops fronting on Highbridge Street and a short distance from the Abbey. Access to the site is by means of a narrow lane from Highbridge Street. The site contains a single red brick building currently in use for general industrial purposes (class B2 use). The site is bounded to the north by a small parking area and the parade of shops and to the south by the Cornmill Stream, to the west by semi detached properties and to the east by the rear garden of a shop fronting on Highbridge Street. The site is identified as within the Waltham Abbey Conservation Area.

**Relevant History:**

None

**Policies applied:**

HC9 – Demolition in Conservation areas.

**Issues and Considerations:**

The main issue to be considered is whether the proposal preserves or enhances the character and appearance of the Waltham Abbey Conservation Area.

The existing industrial building is a red brick structure, which lacks any architectural merit. The building therefore does not make a significant contribution to the character or appearance of the Conservation area. It is therefore considered that the proposal would not have an adverse impact on the character of the Conservation Area subject to an approved redevelopment scheme.

Conservation Area Consent is normally only granted if there is planning consent for redevelopment of the site, however in this instance it is considered that the current building detracts from the conservation area and that its removal, even without redevelopment would have a positive impact. The application is therefore recommended for approval, regardless of the decision on the redevelopment proposals.

The comments made by the Waltham Abbey Town Council relate to the proposed redevelopment not to the principle of demolition of the existing building.

**SUMMARY OF REPRESENTATIONS:**

WALTHAM ABBEY TOWN COUNCIL – Objection due to overdevelopment of site, insufficient parking area and concerns with highway access.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1074/06
<b>SITE ADDRESS:</b>	2 Marle Gardens Waltham Abbey Essex EN9 2DZ
<b>PARISH:</b>	Waltham Abbey
<b>APPLICANT:</b>	Mr & Mrs Pearson
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and single storey rear extensions.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 2 Marle Gardens.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time on the western flank wall of the extension hereby permitted without the prior written approval of the Local Planning Authority.

**Description of Proposal:**

It is proposed to erect a two-storey side/rear extension and single storey rear extension.

The single storey rear extension would abut the boundary with the adjoining house and project 3.3m from the rear wall for the width of the original house.

The two-storey addition would replace an existing single storey side garage extension that has a flat roof. It would include the footprint of the existing garage and project beyond the rear of the house to align with the rear wall of the proposed single storey extension.

Both extensions would have pitched roofs matching the pitch of the roof over the original house and would be finished in materials to match.

The two-storey extension and part of the single storey rear extension would serve as a 'granny annex'.

**Description of Site:**

Semi detached property situated on the southern side of Marle Gardens, with the Crooked Mile running alongside to the east of the site. A block of garages including an electricity substation in Valley Close abut the rear garden boundary. The site is within the urban area of Waltham Abbey. It is not in a Conservation Area.

The adjoining house, 4 Marle Gardens, has an existing single-storey rear extension.

**Relevant History:**

EPF/1461/75 - Garage extension - approved.

**Policies Applied:**

DBE 9	Impact of extensions on amenity
DBE10	Design of residential extensions

**Issues and Considerations:**

The main issues for consideration relevant to this proposal are the impact upon the amenity of neighbouring properties, design and appearance and the impact on the street scene.

With regard to the impact upon amenity, since the 2-storey element of this extension would be primarily to the flank with the rearward projection at first floor level set 6.5m from the boundary with the adjoining house, i.e. twice the depth of the rearward projection, it would not affect the amenities enjoyed by the occupants of that house. Although the single storey extension that would abut the boundary with the adjoining house since it would be single storey only and of restricted depth it would not cause any excessive harm to amenity.

With regard to the issue of design, the extensions would respect that of the original house in terms of scale, bulk, detailed design and materials of construction. The scheme would in fact result in an improvement in the appearance of the flank elevation of the house.

Having regard to the acceptable design and improvement to the flank elevation the impact of the development on the appearance of the street scene would be positive.

While concerns from the Parish Council regarding overdevelopment are noted, given that the design is satisfactory and that the property is located on an end plot, the development is not considered to disrupt the balance of buildings and spaces in the locality. Furthermore, the proposal would leave the property with a very usable south-facing rear garden of ample depth and off-street parking space in the front garden area sufficient to accommodate 3 cars.

**Conclusion:**

This application accords to the policy criteria for extensions to houses in that there is minimal impact upon neighbouring properties and the design and appearance in the street scene is acceptable. Approval is therefore recommended.

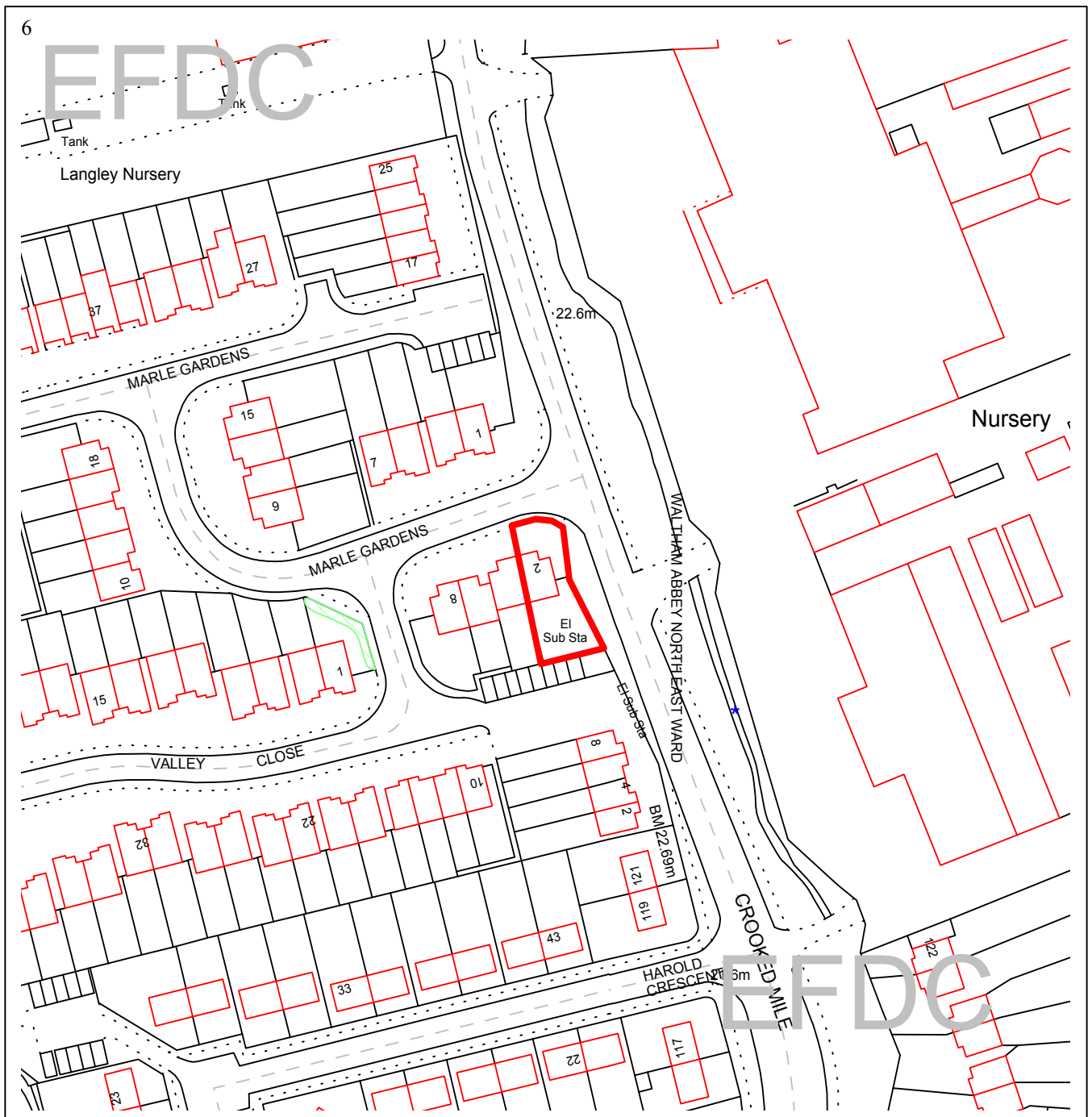
**SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Overdevelopment of property  
NEIGHBOURS – No replies received



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>6</b>
<b>Application Number:</b>	<b>EPF/1074/06</b>
<b>Site Name:</b>	<b>2, Marle Gardens, Waltham Abbey</b>
<b>Scale of Plot:</b>	<b>1/1250</b>