

**Report to District Development
Management Committee**

Report Reference: DEV-005-2015/16
Date of meeting: 10 June 2015



**Subject: Listed Building Application EPF/0343/15 - 311 High Street Epping
Essex CM16 4DA - Replace existing signage with same size and
located signs only changing colour and branding.**

Responsible Officer: Steve Andrews (01992 564337).

Democratic Services: Gary Woodhall (01992 564470).

Recommendation:

(1) That planning permission be granted subject to the following condition:

- 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.**

Report:

This application is before this Committee since it is an application that is submitted by or on behalf of Councillor Whitbread (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council function, Schedule 1, Appendix A.(j))

Description of Site:

The application site is located on the northern side of High Street, Epping, within the town centre and in a parade of shops.

Description of Proposal:

Replace existing signage with same size and located signs only changing colour and branding.

The fascia sign would be 3667mm wide by 540mm high and 15mm deep. Black background with red and white lettering.

The hanging sign would be 700mm wide by 700mm high and 15mm deep with 40mm deep edging. Black background with red and white lettering.

Relevant History:

A/EPU/0010/72 - NON-ILLUM FASCIA SIGN – Allowed on appeal

Summary of Representations:

EPPING TOWN COUNCIL – NO OBJECTION

Historic Environment Consultant at Essex County Council – No objection

8 Neighbouring properties were written to and a site notice was erected. No responses received at the time of writing the report.

Policies Applied:

Local Plan policy HC10 – Works to Listed Buildings

The above policy forms part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Issues and Considerations:

The main issue to be addressed is:

- Impact on the historic character and appearance of the Listed Building

The Historic Environment Consultant at Essex County Council considers that the architectural and historic character of the building contributes to the appearance of the streetscape and the wider context of the conservation area.

He is satisfied that the proposed works conserve the appearance of the building and character of the conservation area and recommends that the Listed Building consent is granted.

The proposal is considered to comply with policy HC10 of the adopted Local Plan and NPPF 2012.

Conclusion:

In light of the above, officers consider that the application should be granted listed building consent.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Steve Andrews
Direct Line Telephone Number: 01992 564337***

***or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk***