

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1181/06
<b>SITE ADDRESS:</b>	Little Weald Hall Rayley Lane North Weald Epping Essex CM16 6AR
<b>PARISH:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of stables outbuilding to office use (B1).
<b>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 to the new roof 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.

**Report Item no.2**

<b>APPLICATION No:</b>	EPF/1763/06
<b>SITE ADDRESS:</b>	Blunts Farm Coopersale Lane Theydon Bois Epping Essex CM16 7PE
<b>PARISH:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and construction of replacement dwelling, garage and swimming pool. (Revised application)
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS FOR REFUSAL**

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are contrary to PPG2 and policies of the adopted Replacement Structure and Local Plan and Alterations, specifically GB15A unless the new building is no larger than the dwelling it replaces. In this case, the totality of the new building works on the site is materially larger than the building it replaces and would thus detract from the open character of the Green Belt.
- 2 The design and appearance of the proposed dwelling is inappropriate and unsympathetic to its rural setting, contrary to policies DBE1, DBE4 and LL2 of the adopted Local Plan and Alterations 2006 and policies CS2 & NR1 of the adopted Replacement Structure Plan 2001.