

WC/000367433

# Epping Forest District Council



## Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form  
 If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.  
 You may wish to keep a copy of the completed form for your records.

I/We COPPED HALL TRUST apply for a premises licence under section 17 of  
 (Insert name(s) of applicant)  
 the Licensing Act 2003 for the premises described in Part 1 below (the premises)  
 and I/we are making this application to you as the relevant licensing authority in  
 accordance with section 12 of the Licensing Act 2003

### Part 1 - Premises details

Postal address of premises or, if none, ordnance survey map reference or description	
COPPED HALL CROWN HILL EPPING ESSEX	
Post town	Post code
EPPING	CM16 5HS

Telephone number at premises (if any)

C/O 01992 575762

Non-domestic rateable value of premises

E N/A

### Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick ✓ yes

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals*                | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual*           |                                     |                             |
| i. as a limited company                         | <input type="checkbox"/>            | please complete section (B) |
| ii. as a partnership                            | <input type="checkbox"/>            | please complete section (B) |
| iii. as an unincorporated association or        | <input type="checkbox"/>            | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                            | <input type="checkbox"/>            | please complete section (B) |
| d) a charity                                    | <input checked="" type="checkbox"/> | please complete section (B) |

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr  Mrs  Miss  Ms  Other title (for example, Rev)

Surname  First names

Please tick  
✓ yes

I am 18 years old or over

Current postal address if different from premises address

Post Town  Postcode

Daytime contact telephone number

E-mail address (optional)

(B) OTHER APPLICANTS.

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned

Name	LOPDED HALL TRUST
Address	C/O JOHN D. PADFIELD GREAT GREGORIES FARM KIPPING ESSEX CM16 4ET
Registered number (where applicable)	CHARITY REG. NO. 1065569/0
Description of applicant (for example partnership, company, unincorporated association etc)	CHARITY
Telephone number (if any)	C/O J.D.P 01992575762
E-mail address (optional)	John.padfield@gregories.biz

**Part 3 Operating Schedule**

When do you want the premises licence to start?

Day	Month	Year
01	05	2007

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day	Month	Year
<del> </del>	<del> </del>	<del> </del>

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

<del> </del>
--------------

Please give a general description of the premises (please read guidance note1)

A GRADE TWO LISTED BUILDING  
AND GARDENS THAT ARE BEING  
RESTORED BY THE TRUST AFTER  
THE FIRE OF 1917 AND <sup>THEN</sup> YEARS OF  
NEGLECT UNTIL 1995.

What licensable activities do you intend to carry on from the premises?  
(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

**Provision of regulated entertainment**

Please tick  yes

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)  
(if ticking yes, fill in box H)

**Provision of entertainment facilities for:**

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j)  
(if ticking yes, fill in box K)

**Provision of late night refreshment** (if ticking yes, fill in box L)

**Supply of alcohol** (if ticking yes, fill in box M)

**In all cases complete boxes N, O and P**



**A**

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon	14.00	22.30	Please give further details here (please read guidance note 3)	Both	<input checked="" type="checkbox"/>
Tue					
Wed				State any seasonal variations for performing plays (please read guidance note 4)	
Thur					
Fri	14.00	22.30		Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat	14.00	22.30			
Sun	14.00	22.30			

**B**

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed				State any seasonal variations for the exhibition of films (please read guidance note 4)	
Thur					
Fri				Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat					
Sun					

**E**

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon	14.00	22.30	Please give further details here (please read guidance note 3) <b>CONCERTS / RECITALS –</b> <b>OCCASIONALLY LIMITED AMPLIFICATION</b>	Both	<input checked="" type="checkbox"/>
Tue					
Wed				State any seasonal variations for the performance of live music (please read guidance note 4)	
Thur					
Fri	14.00	22.30		Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat	14.00	22.30			
Sun	14.00	22.30			

**F**

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed				State any seasonal variations for playing recorded music (please read guidance note 4)	
Thur					
Fri				Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat					
Sun					

**G**

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon	14.00	22.30	Please give further details here (please read guidance note 3)  MAINLY SCHOOL GROUPS ON STAGE	Both	<input checked="" type="checkbox"/>
Tue					
Wed				State any seasonal variations for the performance of dance (please read guidance note 4)	
Thur					
Fri	14.00	22.30		Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat	14.00	22.30			
Sun	14.00	22.30			

**H**

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Will this entertainment take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoor	
Day	Start	Finish		Outdoor	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed				State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)	
Thur					
Fri					

Sat			<p><b>Non standard timings.</b> Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)</p>
Sun			

<p><b>Provision of facilities for making music</b> Standard days and timings (please read guidance note 6)</p>			<p>Please give a description of the facilities for making music you will be providing</p> <p style="text-align: center;"><b>USE OF THE PREMISES FOR MUSICAL EVENTS TO HIRERS</b></p>							
			<p>Will the facilities for making music be indoors or outdoors or both – please tick [Y] (please read guidance note 2)</p>	<table border="1"> <tr><td>Indoors</td><td></td></tr> <tr><td>Outdoors</td><td></td></tr> <tr><td>Both</td><td><input checked="" type="checkbox"/></td></tr> </table>	Indoors		Outdoors		Both	<input checked="" type="checkbox"/>
Indoors										
Outdoors										
Both	<input checked="" type="checkbox"/>									
Day	Start	Finish	Please give further details here (please read guidance note 3)							
Mon	14.00	22.30	<p>State any seasonal variations for the provision of facilities for making music (please read guidance note 4)</p>							
Tue										
Wed										
Thur										
Fri	14.00	22.30								
Sat	14.00	22.30								
Sun	14.00	22.30								

<p><b>Provision of facilities for dancing</b> Standard days and timings (please read guidance note 6)</p>			<p>Will the facilities for dancing be indoors or outdoors or both – please tick [Y] (see guidance note 2)</p>							
			<table border="1"> <tr><td>Indoors</td><td></td></tr> <tr><td>Outdoors</td><td></td></tr> <tr><td>Both</td><td></td></tr> </table>		Indoors		Outdoors		Both	
Indoors										
Outdoors										
Both										
Day	Start	Finish	Please give a description of the facilities for dancing you will be providing							



**L**

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick [Y] (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)	Both		
Tue						
Wed				State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
Sat						
Sun						

**M**

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the sale of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
Day	Start	Finish		Off the premises	
Mon	11.00	22.00	State any seasonal variations for the supply of alcohol (please read guidance note 4)	Both	
Tue					
Wed					
Thur			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	11.00	22.00			
Sat	11.00	22.00			

ONLY WHEN EVENTS ARE TAKING PLACE.

Sun	11.00	22.00	
-----	-------	-------	--

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name GRAHAM JAMES

Address..

.....

Postcode

Personal

Issuing li

**N**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

/

**O**

<b>Hours premises are open to the public</b> Standard timings (please read guidance note 6)			<b>State any seasonal variation</b> (please read guidance note 4)
Day	Start	Finish	
Mon	10.00	17.00	<p>SUMMER SEASON ONLY</p> <p>(ACCESS FOR WALKERS TO SMALL CAFE)</p>
Tue			
Wed			
Thur			
Fri	10.00	17.00	
Sat	10.00	17.00	
Sun	10.00	17.00	
			<b>Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 5)

**P**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

SEE BELOW

b) The prevention of crime and disorder

ALL EVENTS WILL BE SUPERVISED.

c) Public safety

ANNUAL REVIEW OF RISK ASSESSMENT.  
INCLUDING FIRE SAFETY AND FIRST AID.

d) The prevention of public nuisance

THE PREMISES IS ISOLATED EXCEPT  
FOR A VERY FEW ADJOINING PROPERTIES  
THE TRUST ENDEAVOURS TO KEEP ITS  
NEIGHBOURS INFORMED OF ANY LIKELY  
DISTURBANCE

e) The protection of children from harm

NO SALE OF ALCOHOL TO CHILDREN  
CHILDREN DO NOT ATTEND EVENTS  
WITHOUT PARENTS / ADULTS BRING  
PRESENT

Please tick  yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 4 – Signatures (please read guidance note 10)**

Signature of applicant or applicant's solicitor or other duly authorised agent. (See guidance note 11) If signing on behalf of the applicant please state in what capacity.

Signature

*J. D. Radfield*

Date

23. 2. 07.

Capacity

TRUSTEE

For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent. (please read guidance note 12) If signing on behalf of the applicant please state in what capacity.

Signature

Date

Capacity

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

*JOHN D. RADFIELD  
GREAT GREGORIES FARM  
EDDING*

Post town

EDDING

Post code

CM16 4RT

Telephone number (if any)

01992 575762.

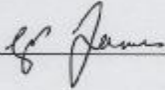
If you would prefer us to correspond with you by e-mail your e-mail address (optional)



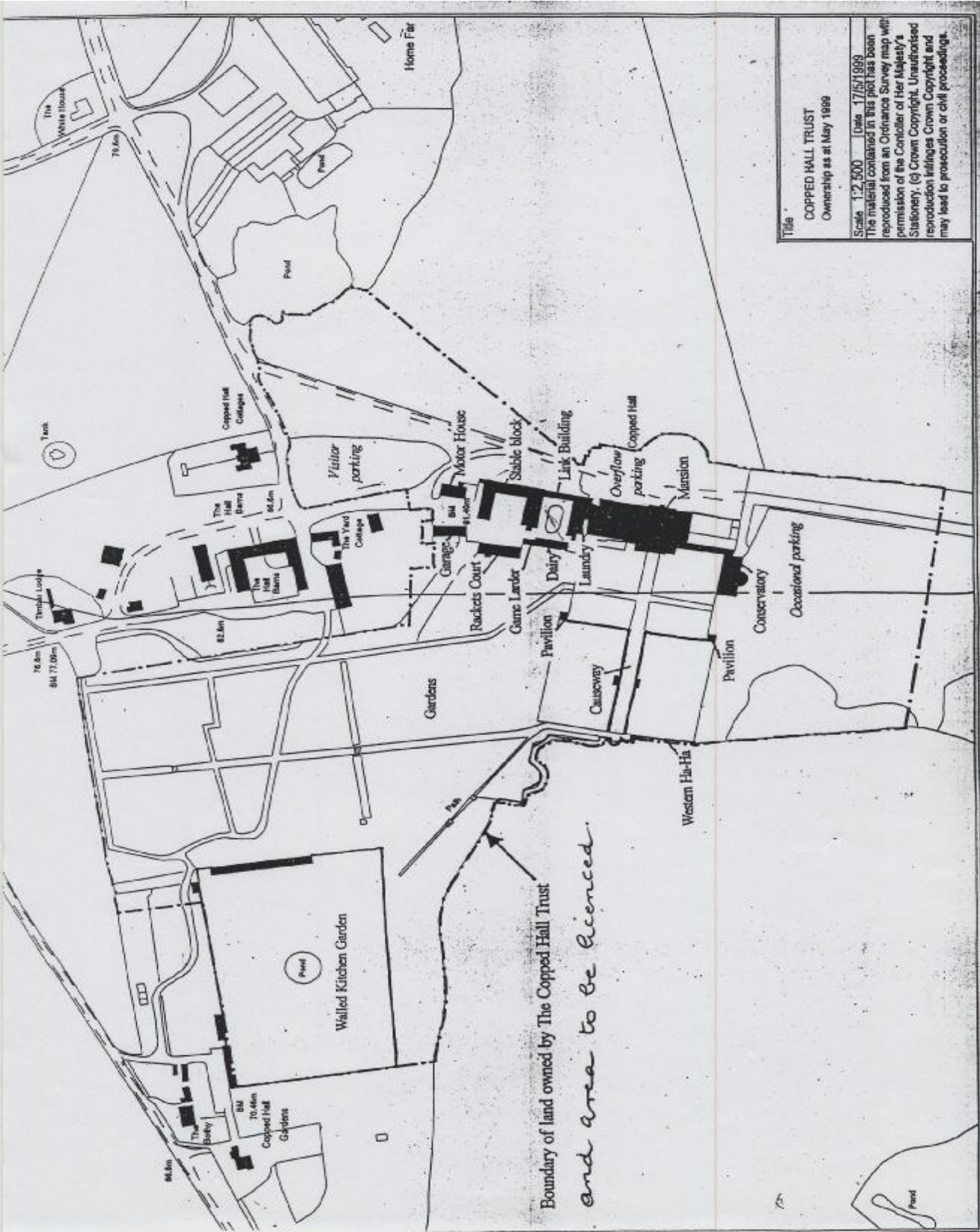
## Epping Forest District Council

Form of consent given by the person whom the applicant wishes to be the premises supervisor

I, GRAHAM JAMES [insert first names and surname of prospective premises supervisor] hereby consents to being named as the premises supervisor in a new licence granted under paragraph 4 of Schedule 8 to the Licensing Act 2003 to COPPED HALL TRUST [insert full name of applicant] ~~in respect of the application to convert an existing justices' licence held by the applicant/where the holder of the licence has consented to the application being made by the applicant~~ [delete as applicable] ~~for~~ LICENCES HAVE BEEN GRANTED FOR EARLIER YEARS TO C.H.T. [insert name and address of existing licensed premises] if that application is successful.

Signed 

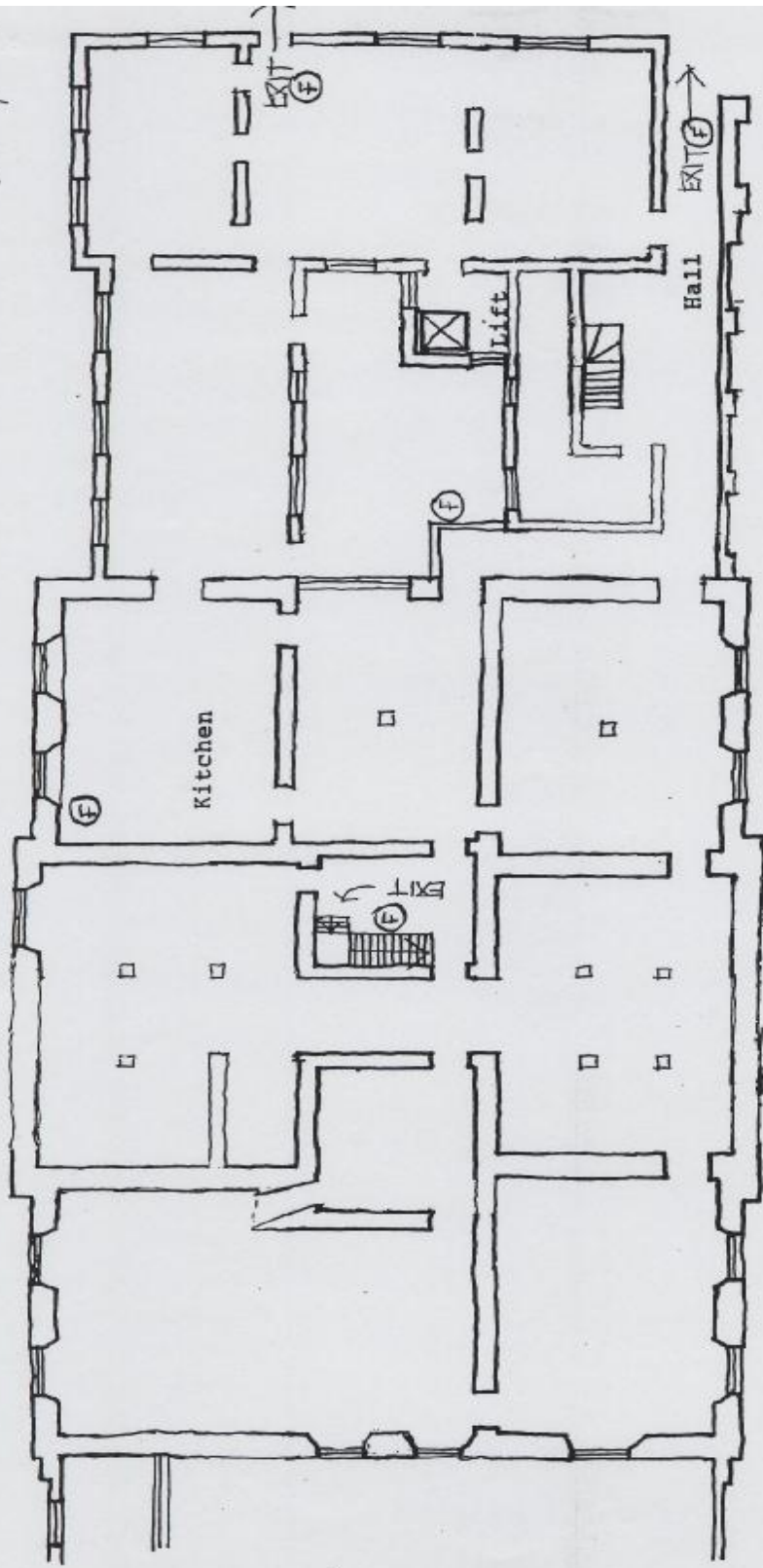
Dated 15.2.07



Title  
**COPPED HALL TRUST**  
 Ownership as at May 1989

Scale 1:2,500 Date 17/5/1989  
 The material contained in this plot has been reproduced from an Ordnance Survey map with permission of the Controller of Her Majesty's Stationery. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Boundary of land owned by The Copped Hall Trust  
 and area to be licensed.



COPPED HALL

SCALE 1:200

ALAN COX  
RIBA  
ARCHITECT  
11 TORRIANO - BRIDGE  
SUNNINGDALE - OXFORD  
TEL: 01845 211111

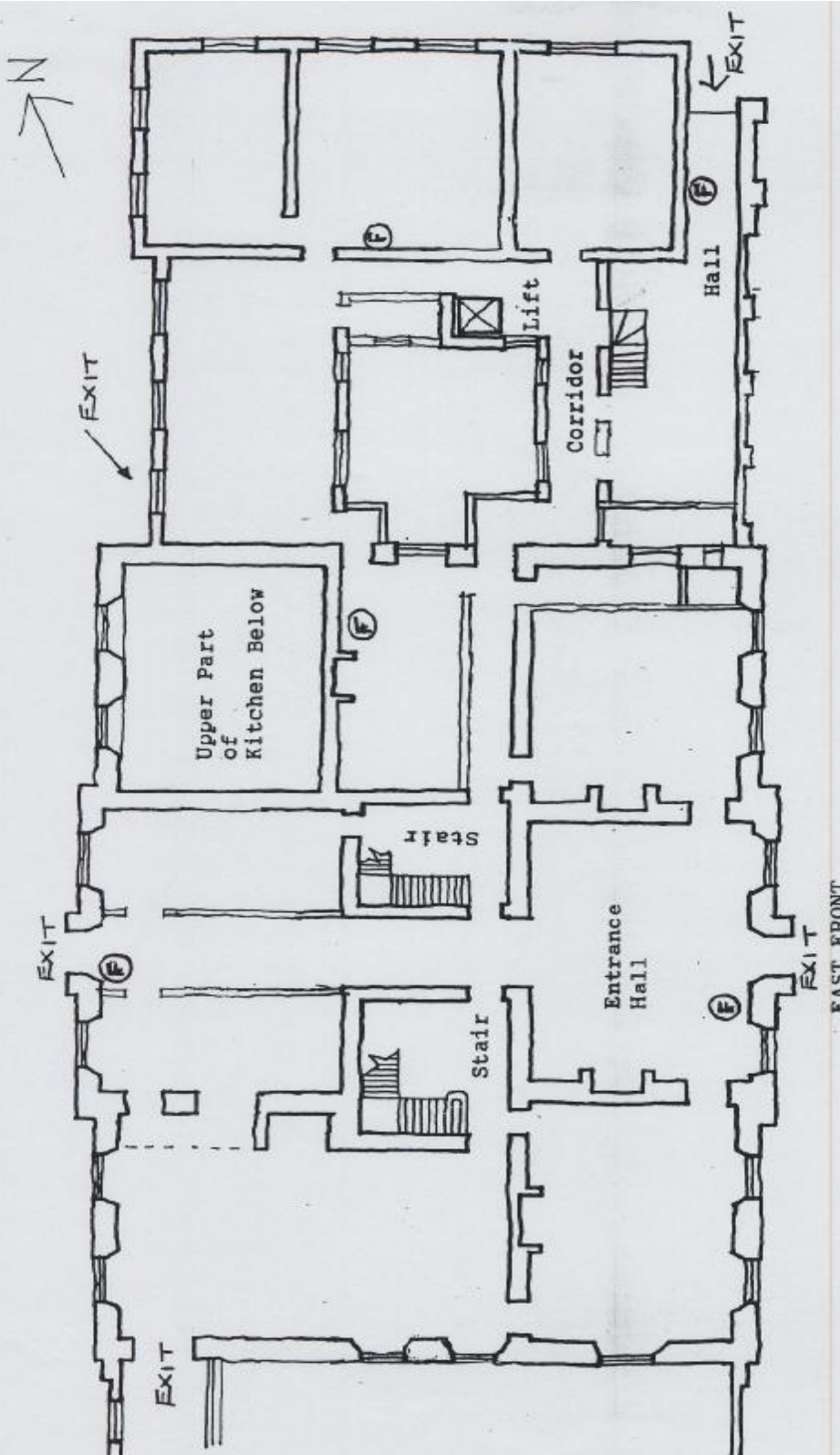
THE COPYRIGHT IN THIS  
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SION OF COPIES OR ORIGI-  
NALS OF THE DRAWINGS  
OR OTHERWISE

EAST FRONT

BASEMENT FLOOR PLAN

(F) - Fire Extinguishers





COPPED HALL

SCALE 1:200

ALAN COX  
RIBA  
ARCHITECT  
112 TORRIANO AVENUE  
LONDON NW6 2SD  
TEL: FAX 01 232 1079

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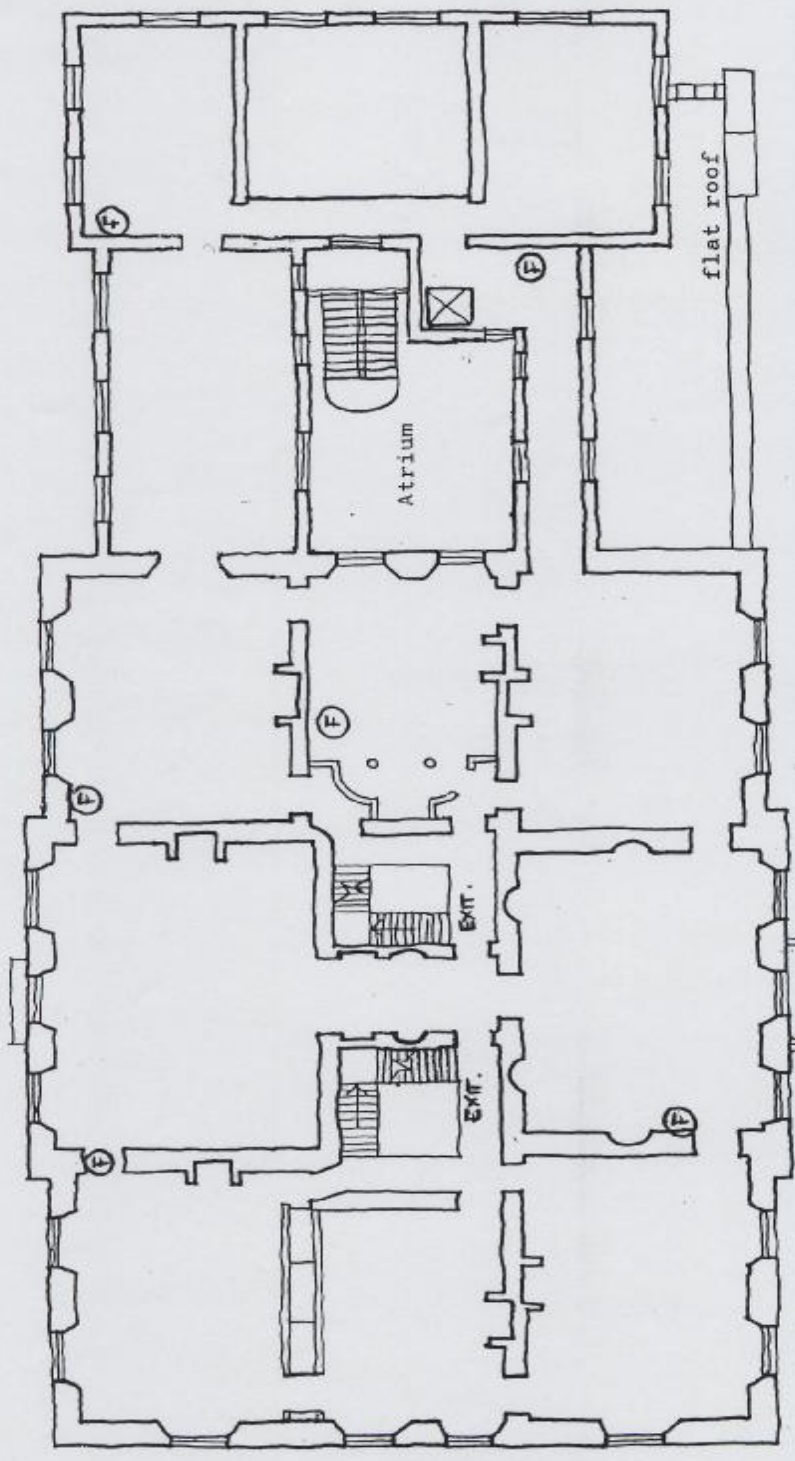
GROUND FLOOR PLAN

ⓕ - FIRE EXTINGUISHERS.





WEST FRONT



SOUTH FRONT

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ALAN COX  
RIBA  
ARCHITECT  
112 TORRIANO AVENUE  
LONDON NW5 1SC  
TEL 0171 267 1675

FIRST FLOOR PLAN

Showing 18th Century part of house restored to its original internal form and the light well in the wing turned into an atrium.

SCALE 1:200

Ⓡ - Fire Extinguishers

ROPPED HALL

EAST FRONT

Mr Adrian Hutchins  
London Lodge West  
Copped Hall  
Epping  
Essex  
CM16 5HS

Elizabeth Cox  
Epping Forest Licensing Unit  
Civic Offices  
High Street  
Epping  
Essex  
CM16 4BZ

28<sup>th</sup> February 2007

RE: COPPED HALL LICENSE APPLICATION

Dear Elizabeth,

As requested, please find enclosed objections to the license application for Copped Hall.

HISTORICAL BACKGROUND

Copped Hall is an ancient hunting park and rural estate dating from the 12<sup>th</sup> century or earlier and has long standing associations with Waltham Abbey. It is one of the most important historic sites in the district. The Hall, its outbuildings and parkland are a major feature of the Epping and Waltham Abbey area. The estate was designated a Conservation Area in 1984. The site are all Grade II listed buildings and the Gate Lodges on Crown Hill (the only vehicular access point to the Hall) are Grade II\* listed buildings.

Epping Forest Council has produced a Conservation Strategy aimed at "ensuring the preservation of the unique heritage value of Copped Hall". The location of Copped Hall is within the Green Belt and its "special historic, architectural and heritage importance are the over-riding policy considerations relating to the future use of the site".

The Corporation of London and Conservators have imposed a Covenant on the Copped Hall Trust which states that access has to be by written approval only. The Superintendent of Epping Forest states in a letter to Epping Council Head of Planning and Technical Services Ref: P8xx0042 on 17<sup>th</sup> January 1995 that "Vehicular access to the site is unsuitable over the unmade track" to Copped Hall via the Gate Lodges off Crown Hill.

The increasing vehicular access and egress to Copped Hall with the expanding activities of the Trust is detrimental to the character of the area, is an inappropriate development in the Green Belt, detracts from the openness and rural character of the land that is designated a conservation area and is contrary to Policies GB2, HC6 and HC7 of the Council's Local Plan as well as the National Planning Policy.



## PUBLIC SAFETY, PUBLIC NUISANCE & PREVENTION OF CRIME AND DISORDER

The evidence within the enclosed email correspondence between the Copped Hall Trustees, the Corporation of London and Adrian Hutchins dated 20/6/05, 17/7/05, 30/8/05, 14/9/05, 16/10/05, 20/3/06 and 18/6/06 shows an increasing threat to public safety and public nuisance. The enclosed photographic evidence shows examples of the traffic problems caused by events held at Copped Hall and vandalism to the Gate Lodge front door. The photograph also shows the main footpath access point to Copped Hall passes within 10 feet of the front door/living room to the West Gate Lodge, which causes problems as pedestrian and vehicular traffic increases year on year, as the Trust expands its commercial activities.

Emergency Vehicle access to Copped Hall is severely restricted. The sole driveway to the Hall is wide enough for only one vehicle to pass safely. The driveway also has to cross a very narrow bridge over the M25 motorway which not only restricts emergency vehicle access but forces pedestrian traffic into a dangerous confrontation and situation. The weight limit exceeded by the events held at Copped Hall, is a safety issue that the Highways Department will be investigating.

Please refer further to the enclosed email correspondence for a more detailed view on the Public Safety and Public Nuisance issues.

## ADDITIONAL INFORMATION

A Copped Hall estate development, Planning Application EPF/1242/97, was refused planning permission on 2/12/1997, for the following reasons: 1. "The proposed conversion if approved would result in increased activity, traffic and general disturbance to the detriment of the visual and rural character of this Conservation Area. 2. "The provision of vehicular access to the site would result in failing to either preserve or enhance the character or appearance of the Conservation Area."

## CONCLUSION

The Copped Hall Trust should not be permitted a permanent premises license. It is reasonable that they should continue to apply on an individual basis for each proposed event, to prevent the over-development and commercialisation within the Green Belt and designated Conservation Area. If the Trust are granted a permanent licence and are allowed to proceed unchecked then Epping Forest, Waltham Abbey and the surrounding areas are at risk of losing an unique, quiet and rural historical heritage site.

Thank you for considering our concerns and we look forward to the Panel's decision.

Yours sincerely



Adrian Hutchins

From: Adrian Hutchins <mail@wartsandall.com>  
Subject: **Attention of the Trustees and Committee members of The Copped Hall Trust**  
Date: 20 June 2005 21:50:00 BST  
To: coxalan1@aol.com, mail@dennetf.inet.co.uk

To the Trustees and Committee members of The Copped Hall Trust,

On Wednesday 15th June 2005 at 9:45 pm, I heard the arrival of three huge articulated lorries. The Copped Hall Trust (the Trust) had nobody posted on the gates to give them access, so the drivers tried to gain entry by pushing the gates and asking the Gatehouse owners to let them through. My parents, who live in the East Lodge, were both extremely frightened and disturbed by this; my family were also upset, as both my children were woken up and scared by the loud noises. This was reported to Alan Cox by myself with a telephone call at approximately 10 pm; from then on I did not receive any further communication from Alan Cox or anyone from the Trust.

The disturbances continued throughout the night until 4 am and then started again at 6:30 am. The extreme noise kept all the residents of Gatehouses awake the entire night. Then on Friday 17th June, 250 film extras and film crew came through the gates at approximately 5.30 am causing even more traffic noise, dust and pollution. Also, earlier in the week, a willow tree was damaged, leaving a branch dangerously hanging over my wife's car, which could have injured her or my children. The branch was seen by Trust members but just ignored and it was left up to the Gatehouse owners to arrange with the Corporation of London to prune and make the willow tree safe (the tree continued to be damaged throughout the week by more lorries leaving branches scattered on the road - again cleared up by the Gatehouse owners). This is just a brief outline of the extreme nature of the problems we encountered, which we intend to communicate with the Trust further.

I write this e-mail on Monday 20th June 2005, a full five days after initially telephoning Alan Cox and I have been forced to make the first contact with a representative of the Trust myself. My family and I have had no contact or apology from anyone with the Trust. The disturbances started on Monday 13th June 2005 and heavy traffic is still coming through the Gatehouses today. We were given no prior warning by the Trust at all, the little notice we did receive came via a third party location manager rather than the Trust itself. This gave us no time to object or even to prepare ourselves for the coming disturbances. The Trust must have had plenty of notice and therefore time to forewarn all the Copped Hall residents properly. This is clearly unacceptable. Especially as alternative road access to Copped Hall can and was made available by Mr Padfield and Mr Fletcher, via the northern gate.

I am in consultation with all the residents of Copped Hall and we will collectively contact the Trust again.

Adrian Hutchins

London Lodge West  
Copped Hall  
Epping  
Essex  
CM16 5HS  
Mobile: 07780 688822  
Home: +44(0)1992 814393



From: Adrian Hutchins <mail@wartsandall.com>  
Subject: **Re: Attention of the Trustees and Committee members of The Copped Hall Trust**  
Date: 17 July 2005 09:59:16 BST  
To: coxalan1@aol.com, mail@denneff.fnet.co.uk

Saturday 17:15 16th July 2005 - People have been knocking on my door trying to exit Copped Hall after a history meeting. They were pulling and pushing the gates trying to get them to open. They eventually knocked on my door and asked me to open the gates for them.

After all the assurances by the Trust, we are being disturbed again. It is unreasonable and unfair to expect us to live with the continuous disturbances, that the Trust, are ultimately responsible for.

We have been here many times before. The residents get disturbed, the Trust apologises and promises changes. We get disturbed again, the Trust gives more promises, etc etc. It just goes on and on. Again today, people knocking on my door. I am at my wits end, upset and totally stressed out. I did not choose to live here to become ill. When we bought our house it was in an extremely quiet and peaceful environment. The Copped Hall Trust have made this no longer the case by creating the sheer volume of motor vehicles that now drive up the track to Copped Hall. The escalation of traffic visiting Copped Hall over the past few years has become a crisis.

Unfortunately, the gate owners were unable to meet with the Trustees on Thursday due to previously arranged commitments. During my conversation with John Padfield, he intimated that we were being unreasonable and uncooperative by not attending the meeting. This is just not the case. We were only given 5 days notice of the meeting, which John Padfield said was scheduled anyway and were only given the Trusts draft proposed changes 2 days before. To be told that we are being uncooperative by John Padfield was distressing and stressful. The gate owners have helped the Trust in many ways and have always been obliging, accommodating and tolerant.

We were promised by the Trustees that we would have a proper written response to the filming disturbances, which we are still waiting for. The gatehouses have received an official written apology from the Flyboys location manager but we have had nothing in writing from the Trust. We will contact John Padfield about a meeting once we have received your official correspondence.

Adrian Hutchins

London Lodge West  
Copped Hall  
Epping  
Essex  
CM16 5HS

Adrian Hutchins

Mobile: 07780 688822  
Home: +44(0)1992 814393  
London Lodge West  
Copped Hall  
Epping  
Essex  
CM16 5HS

From: Adrian Hutchins <mail@wartsandall.com>  
Subject: **Attention of the Trustees and Committee members of The Copped Hall Trust**  
Date: 30 August 2005 16:14:36 BST  
To: coxalan1@aol.com

Sunday 28th August 2005, Copped Hall Open Day.

It is with regret that I am forced to write to you again about disturbances caused by the activities at Copped Hall.

During your Open Day I was stuck in my car on my drive for over twenty minutes trying to exit through the main gates. Cars were double parked, blocking the gates and lined up all the way along the entrance driveway. I had to be at an appointment and was made late for this meeting, by an astonishing lack organisation by the Trust, which sadly was a repetitive theme for the day. Where were the supervisors that the Trust had assured us would attend all such events?

We attempted to walk to the Hall but were forced back by the extreme danger from vehicles speeding along the track. It was impossible to actually cross the bridge with a baby's buggy due to the volume of traffic. Cars were parked all along the track which made walking safely out of the question. We eventually decided that we had to leave our homes and we feel we were forced out to get away from the noise and dust. The East Lodge gatehouse residents did the same.

Yet again, no one from the Trust apologises to the residents, surly the most simplest of placating solutions, to the Open Day disruptions.

Adrian Hutchins

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London Lodge West  
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From: Adrian Hutchins <mail@wartsandall.com>  
Subject: **Fwd: Copped Hall**  
Date: 14 September 2005 14:02:12 BST  
To: John.holtom@corpoflondon.gov.uk, jeremy.wisenfeld@corpoflondon.gov.uk

Dear Mr J Holtom and Mr J Wisenfeld

Please find forwarded to you, as suggested by Keith French (Head Forest Keeper(north), my e-mail to the Copped Hall Trust regarding disturbances to the track leading to the mansion. The Corporation of London may not be completely aware of the volume of traffic that now uses the track leading to Copped Hall as the increase in traffic is not solely restricted to just the public events but on a regular basis.

I felt it reasonable to contact the Corporation of London with my correspondence to start discussing the increase in vehicular access and to make safe and protect the popular 'walk' to Copped Hall.

Regards

Adrian Hutchins

Forwarded message:

Dear Trustees and Committee members of The Copped Hall Trust

Thank you for your e mail and apologising for the incredibly high number of Open Day visitors. The volume of traffic through the gates was quite shocking, as was the lack of management of the gates and driveway to Copped Hall. As previously stated, both lodge owners were forced to leave their homes due to the disruption of the Open Day event at Copped Hall.

The stewarding was ineffective and insufficient. One of the stewards deemed it acceptable to just sit in a chair under one of the willow trees, hardly moving or speaking to any of the car drivers as they passed him. So much so, that I had to control the incoming cars myself to enable my parents to leave in their car through the gates. The steward under the tree did not make any attempt to help or even acknowledge our presence. The driveway became over run with cars and had become extremely hazardous to walk along the driveway or to attempt to cross the very narrow motorway bridge. There is no pavement on the bridge and it is impossible to pass a car safely with a child's push-chair. Even walking along the grass verges is treacherous as there is no kerb for protection and all the vehicles pass precariously close. It would only take a moments lack of concentration for a serious accident to take place. Indeed, if there had been any accidents an emergency vehicle would not have been able to pass along the driveway or cross the bridge.

As you state in your e mail, I find it incredible that the Corporation of London knowingly support the constant vehicular traffic along the precious historical track leading to Copped Hall and that they also condone the deterioration of the once safe path to the Copped Hall mansion. Especially as there is a perfectly suitable tar-macadam road that exists from the Bell Common entrance that has been used by the Copped Hall Trust for access on numerous occasions for years. It is not unreasonable to make this the main access route for all visitors to Copped Hall, as this will preserve the notable quality and nature of essentially a very important walking track for families in Epping and the surrounding areas.

All of the Copped Hall residents agree that they are also concerned that the volume of traffic persistently visiting Copped Hall has compromised the safety of the bridge, the driveway and even the entire character of Copped Hall Estate. The six apartments that use the driveway are not responsible for the problems that now exist when walking to Copped Hall, it is the Copped Hall Trust. I would like to suggest that all the Trustees and Committee members instead of driving to Copped Hall each time they choose to visit, that they should walk along the driveway to experience for themselves feeling threatened by any passing cars, vans or lorries. It is only since the Trusts increasing escalation of traffic to Copped Hall that these problems have begun and not only during organised events but on a regular daily basis. The driveway to Copped Hall used to be wonderfully tranquil and a very safe place for families and especially children to run and enjoy themselves but that unique sense of freedom has become totally compromised.

The proposals put forward to help improve the access to Copped Hall because of the increasingly high number of visitors and cars that you acknowledge use the driveway, needs careful consideration by us. Unfortunately, the disturbances and the state of affairs between the Gatehouse residents and The Trust, has led to my mother, owner of the East Lodge gatehouse being advised by her cardiologist to avoid becoming anxious or stressed. I therefore have had to take a lot more time to respond to you, as the difficulties with the Trust are the sole reason she has become unwell and she finds discussing the issues very distressing. I too have felt extremely harassed and stressed-out by the ongoing circumstances at Copped Hall. My family now very rarely enjoy walking to Copped Hall anymore, mainly from fearing for our safety and so many near-misses already from the traffic that now regularly goes to Copped Hall.



It is just such a shame that the escalation happened to Copped Hall at all and that the once exceptionally quiet and peaceful driveway and mansion, is no more.

As we continue to prepare and take advice on our response to the Trust, disturbances still continue to occur. We are still collecting all the relevant information that we feel may be required to resolve the continuing problems. I hope that we will be in a position to deal with your proposals very soon.

Adrian Hutchins

On behalf of London Lodge West & East.

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Forwarded message:

From: "French, Keith" <Keith.French@corpoflondon.gov.uk>  
Date: 14 September 2005 10:12:38 BST  
To: Adrian Hutchins <mail@wartsandall.com>  
Subject: Copped Hall

Dear Sir

I would like to respond to your e-mail regarding the traffic problems caused by the open day at Copped Hall. As Head Forest Keeper I had no idea of the scale of the event or the problems that occurred until after the event had taken place. As you must know the Trust has a right of access to the Hall and as I understand does not have access rights on the "tarmac" road from the Bell Common entrance.

I did contact the Trust as soon as possible after the event to express my concerns and that before any future events we would need to look at the problems that may occur. I have now put in place with the Trust strict controls to prevent parking on any Forest or Buffer lands along the drive during any event taking place at the Hall. I have also insisted that the level and quality of stewarding is increased. I am aware that an event is taking place on Sunday 18th Sept and my Forest Keepers will be patrolling in the area and noting any problems that occur.

I am not the right person to comment on all the other problems you have pointed out in your e-mail, they need to be directed to either our land agent J. Holtom or to the Superintendent J. Wisenfeld.

Regards

Keith French  
Head Forest Keeper(north)  
E-mail keith.french@corpoflondon.gov.uk  
Tel-- 02085325310  
Mob- 07786174330

From: Adrian Hutchins <mail@wartsandall.com>  
Subject: **RE: Sunday 16th October 2005 - Disturbances at Copped Hall Gates**  
Date: 16 October 2005 13:06:17 BST  
To: John Padfield <john.padfield@gregories.biz>, coxalan1@aol.com  
Cc: John.hollom@corpoflondon.gov.uk, jeremy.wisenfeld@corpoflondon.gov.uk

Dear All

Unfortunately another disturbance to report:

9 am - onwards There are hundreds of cars constantly entering and exiting the estate going up to Copped Hall. The noise from the cars is extreme and the dangers posed to walkers by yet another event requiring unacceptable levels of vehicular access to Copped Hall is unreasonable.

12:15 - 1240 There have been people banging on our front door and shouting at us, the Gate owners, to allow them access through the gates. This caused a worrying amount of stress for my mother and father who were the first to be disturbed by the people trying to gain access to the Copped Hall event. There was no one from the Copped Hall Trust present on the Gates to make sure this sort of problem didn't occur, again!! My wife had to call Alan Cox on his mobile phone to get someone to attend.

The disturbance from the cars has been continuous today. My wife, my elderly parents and I are vexed, stressed and upset. The stress caused to us by the Trusts activities is ongoing and must be totally unacceptable.

Adrian Hutchins

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From: Adrian Hutchins <mail@wartsandall.com>  
Subject: **Large scale filming at Copped Hall**  
Date: 20 March 2006 22:53:40 GMT  
To: John Holtom <John.holtom@corpoflondon.gov.uk>, coxalan1@aol.com

This e-mail is to inform you that the gatehouse owners are still being disturbed at 22:30 by large lorries, vans and cars exiting the estate. In Alan's e-mail dated 28th June 2005 it clearly stated that large scale filming would no longer be permitted at Copped Hall. Can you explain why the Trust has decided to reverse this commitment and continue to use the estate for commercial uses?

Yet again, we were not forewarned by any representative from the Trust about the filming. We are being disturbed late into the night! The driveway is being used, yet again, by a dangerous volume of traffic!

The Corporation of London must be concerned. It is not even permitted to ride a bicycle on the driveway. Yet thousands of cars use the estate for commercial events on behalf the Trust each year. How much traffic can we expect in 2006? A 10% to 20% increase on 2005? The situation is unacceptable and looks like it is leading to yet another year of disturbances for the gatehouse owners, the driveway and the estate.

Adrian Hutchins  
London Lodge West



From: Adrian Hutchins <mail@wartsandall.com>  
Subject: **Published Events at Copped Hall**  
Date: 18 June 2006 10:51:19 BST  
To: John Holtom <John.holtom@corpoflondon.gov.uk>

Dear John

Thank you for our telephone conversation. It is a relief to know that The Corporation of London are concerned about the increasing disturbance to the drive to Copped Hall and the change of use that has occurred to the Hall. The following dates are only the 'published' dates of Trust events at Copped Hall. There are on average three events every month. If you factor in the 'set-up' and 'break-down' days before and after each event, the 'preparation' discussions that take place at the Hall, the regular Committee meetings and the constant flow of volunteers then the volume of vehicular traffic is unreasonable and has had a detrimental effect to the driveway to Copped Hall. As we discussed, the unique character of Copped Hall was very special. It must therefore be paramount that the erosion to the environment of Copped Hall is halted immediately and returned back to the public as a safe place to walk again.

Adrian Hutchins

05.02.06 Lecture William Morris Peter Street  
19.02.06 Guided Tour  
19.03.06 Guided Tour  
19.03.06 Lecture Annual Review Alan Cox 01992 610713  
16.04.06 GuidedTour  
06.05.06 QuizQuiz + Supper  
21.05.06 Guided Tour  
25.05.06 Study Day 'Gloriana in her England' William Tyle  
28.05.06 Open Day.  
11.06.06 Play. 'The Merry Wives of Windsor' Greek Theatre Players  
17.06.06 Concert. Mandolin/Harpsichord/Cello Frances Taylor and Friends  
18.06.06 Guided Tour  
16.07.06 Guided Tour.  
18.07.06 Study Day 'The History of Copped Hall' Alan Cox  
30.07.06 Choral Concert Cambridge Voices  
13.08.06 Course Archaeology Specialist Tutors  
16.08.06 Study Day 'The Re-invention of Classical Architecture'  
20.08.06 Guided Tour  
20.08.06 Course. Archaeology Specialist Tutors  
27.08.06 Course Archaeology Specialist Tutors  
27.08.06 Open Day  
03.09.06 Conference 'The Archaeology of Old Copped Hall, etc'  
17.09.06 Guided Tour  
17.09.07 Five Mile Run Guardian Newspaper  
23.09.06 Concert. Trad Jazz Hugh Rainey Band  
27.09.06 Study Day. 'The Triumph of Nature' James Bolton.  
15.10.06 Guided Tour  
19.11.06 Guided Tour  
22.11.06 Study Day 'Christmas Past' Marilyn Taylor  
10.12.06 Guided Tour.  
17.12.06 Concert

TRAFFIC SIGHT LINES + PARKING PROBLEMS



EMERGENCY VEHICLE ACCESS RESTRICTED

GATE HOUSE FRONT DOOR + PEDESTRIAN ACCESS



VANDALISM TO GATE HOUSE





The Registrar  
Licensing Office  
Epping Forest District Council  
Civic Offices  
High Street  
Epping  
CM16 4BZ



The Stables  
Copped Hall  
Epping  
Essex  
CM16 5HS

8 March 2007

Dear Sirs

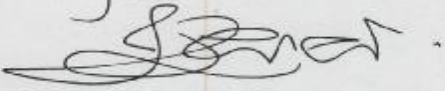
**Application for a full licence by Copped Hall Trust**

As residents directly adjacent to the Hall we would like to oppose the above application for the following reasons:

- 1) We do not want to hinder the fund raising events and good work that the Copped Hall Trust to renovate the mansion and it's grounds, but feel that the present arrangement of special licences is sufficient for their purpose.
- 2) We feel that we would be greatly disturbed by any extra functions that this would enable the Trust to hold at the mansion or in it's grounds.
- 3) The road into the estate is used by the residents and all visitors to the Mansion. This road is an unmade road and the condition of the surface struggles to cope with the amount of traffic at the present moment. This is not only the fact that most of it is single lane only and can cause serious delays if there is a large amount of traffic.
- 4) The Trust is a charity and not a business, therefore we cannot understand the need for a full licence
- 5) There are still constant problems with vandals and people trying to enter the hall and the grounds during the times when only the residents are here to deal with the security and safety of the mansion and surrounds. If it is known that the Trust has a full licence and there may be alcohol stored on site, this may lead to more aggravation.

Finally we feel that there has to be consideration and respect for the residents in all matters concerning the running of entertainment events, and that is the main reason that we strongly oppose this application.

Yours sincerely,

  
J.K. LEVER.