

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0325/07
<b>SITE ADDRESS:</b>	Chamelion Shop 4, Abbey Heights Highbridge Street Waltham Abbey Essex
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>APPLICANT:</b>	Shoe Source Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of illuminated sign on roller shutter.
<b>RECOMMENDED DECISION:</b>	<b>GRANT (With Conditions)</b>

**CONDITIONS**

- 1 The lighting provided shall be non-intermittent.
- 2 The maximum luminance of the sign granted consent by this Notice shall not exceed 1200 candelas per square metre.

**Description of Proposal:**

The application is seeking permission for the retention of illuminated signage on the boxes of roller shutters.

It should be noted that an application for the roller shutters and box was recently approved, ref EPF/0324/07.

There are two separate shutters with each one just wide enough to cover the width of each window. Each sign is the same width of the boxes they are fixed to. They are externally illuminated by a trough light that shines down onto the signs.

**Description of Site:**

The premises comprise of the ground floor of a newly constructed building and it is situated at the edge of the Waltham Abbey shopping area. It is not in the Waltham Abbey Conservation Area. Above the premises the building is used for residential purposes. The current use of the shop is for the sale of shoes and accessories. Small businesses, e.g. real estate agents are located on both sides of the subject shop.

**Relevant History:**

EPF/0324/07 – Erection of roller shutters and boxes (approved).

**Policies Applied:**

Structure Plan;  
CS2 Protecting the natural and built environment  
TCR3 Town Centres

Local Plan Polices;  
DBE12 Shop fronts  
DBE13 Advertisements

Local Plan Alterations Policy;  
TC3 Town Centre Function

**Issues and Considerations:**

The application is for the retention of illuminated signage to a shop front. The main issues to be addressed are impact on amenity and highway safety.

Given that the proposed signage is on the very edge of the town centre and that is not within the key frontage it is considered that the proposed signage would not have a significant impact in terms of disrupting the function or the character of the key frontage area of the town centre.

Furthermore, the signage does not harm the character of Highbridge Street when viewed from the street or to the existing building itself as the materials, colours and proportions are acceptable. It is considered that the design of the signage is unobtrusive and that it is not a dominant feature in the street.

The subject site/shop is located on a busy road, however it does not cause a distraction to passing vehicles or cause safety concerns.

As the form of illumination directs lighting down to the signage it does not cause harm to the amenities enjoyed by the occupants of flats above.

**Conclusion:**

The illuminated signage does not cause any harm to amenity or highway safety therefore it is recommended that the application be approved subject to conditions.

**SUMMARY OF REPRESENTATIONS:**

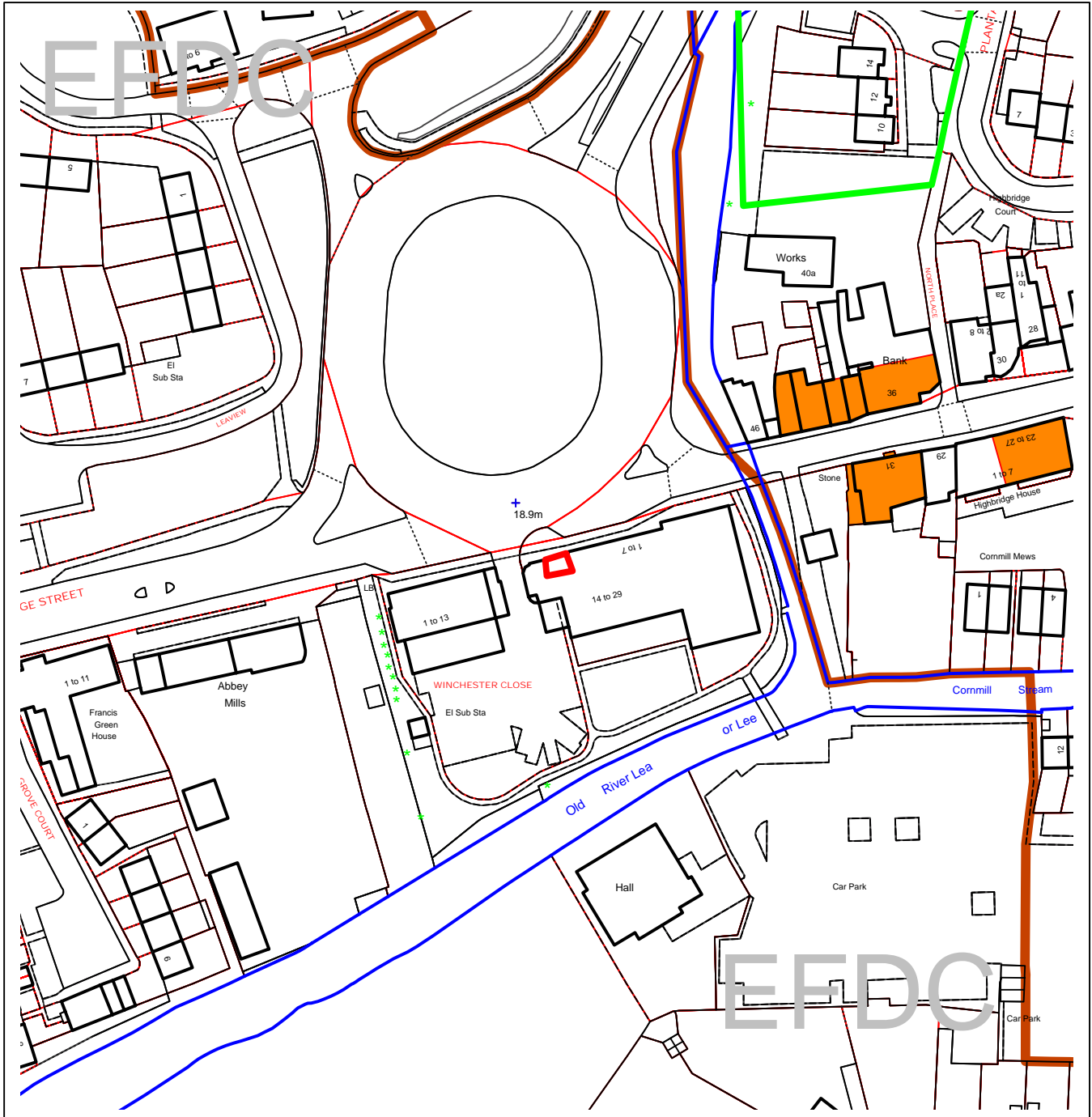
WALTHAM ABBEY TOWN COUNCIL: - The committee objected to the application, as it was believed that the signage would be a distraction to passing vehicles.

NEIGHBOURS: –No representations were received.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/0325/07
Site Name:	Chamelion, Shop 4, Abbey Heights, Waltham Abbey
Scale of Plot:	1:1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0413/07
<b>SITE ADDRESS:</b>	St Leonards Barn St Leonards Road Nazeing Essex EN9 2HG
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	J Wild
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing outbuildings to dwelling.
<b>RECOMMENDED DECISION:</b>	<b>GRANT (With Conditions)</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 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 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 in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 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, C, E, F and G, or by Part 2, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 7 No development shall take place until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, 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.
- 8 Prior to the commencement of the development details of the proposed surface materials for the access and parking areas 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 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 10 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 Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority 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 Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

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

### **Description of Proposal:**

An existing single storey building would be converted into a dwellinghouse, comprising a living/dining/kitchen area, bathroom and three bedrooms. New fenestration would be provided in both the front and rear elevations of the building. Private gardens would be provided to the rear and front of the unit, with two car parking spaces in front.

### **Description of Site:**

The application site lies within the green belt to the south of Nazeing. It is occupied by an attractive single storey (former agricultural) building, in a good state of repair. Its western elevation is open sided and it is finished in stock bricks and a plain tile roof. The frontage of the site is marked by an attractive 2m high brick wall. There is little existing landscaping or planting within the interior of site.

The site lies within open countryside, but there is some screening at the site boundaries, particularly to the south-east. Immediately to the north, there is another building that is being converted to residential purposes. Beyond that there is another dwelling. There is also another dwelling to the south.

### **Relevant History:**

EPF/363/98 for the change of use of farm building to 3-bed dwelling and demolition of 4 farm buildings was approved with conditions in August 1998. The approved drawings for this application show the building the subject of this application used for parking purposes (6 bays).

EPF/1432/04 for the change of use of a redundant farm building to residential and the removal of 4 no buildings was approved with conditions in October 2004. This was essentially a resubmission of the expired earlier application.

### **Policies Applied:**

#### **Structure Plan (SP)**

C2 - Development Within the Metropolitan Green Belt  
RE2 - Re-Use of Rural Buildings

#### Adopted Local Plan and Alterations (LP)

GB2A – Development in the Green Belt  
GB8A – Change of Use or Adaptation of Buildings  
GB9A – Residential Conversions  
DBE6 – Car Parking  
DBE8 – Private Amenity Space  
DBE9 - Impact of New Development  
ST1 – Location of Development  
ST4 – Road Safety  
ST6- Vehicle Parking  
RP4 – Development of Contaminated Land

### **Issues and Considerations:**

The main issues in this application are the appropriateness of the development in the Green Belt, its effect on its openness and character, its functional quality, its effect on the amenities of neighbouring residential properties, and its transportation implications.

### 1. Green Belt

The proposed building is of permanent and substantial construction and is capable of conversion with little significant alterations. Moreover, as a traditional agricultural building it is in keeping with its rural surroundings. The earlier application showed the current site as part of the curtilage for that conversion. Given this, and that no other new buildings are proposed, it is unlikely that the new use would have a materially greater impact on the Green Belt than that existing, or that permitted. Moreover, it could, with appropriate conditions, assist in safeguarding the countryside from encroachment, and it would not conflict with any of the other purposes of including land in the Green Belt. The establishment of one residential unit in this location is unlikely to give rise to levels of traffic generation that would harm the character and amenities of the countryside. In fact traffic flows could be reduced if this building were used for residential purposes rather than car parking as previously envisaged. Furthermore, the building was not completed within the last ten years and a residential use is unlikely to harm the functioning of nearby shopping areas. Therefore, it is considered that the criteria of Local Plan policy GB8A are met.

However, Local Plan policy GB9A on residential conversions must also be satisfied. In this context the applicant has not made a convincing case for a residential conversion as would usually be required, but as the building is located in a small cluster of dwellings, where a business use would be unsuitable in environmental terms, it is considered that there are advantages of permitting the development. Moreover, the alterations to the appearance of the building retain its overall rural character. Indeed, the submitted drawings show the retention of attractive existing boundary walls and appropriate conditions can effectively control any further potentially harmful development at the site, and require new soft landscaping to be provided. Therefore, it is considered that, on balance, the provisions of Local Plan policy GB9A are satisfied.

The site is about 1.1 km from the centre of Nazeing and as such it cannot reasonably be regarded as isolated. Given this and the above considerations, the provisions of Structure Plan policy RE2 are satisfied. As result, it is considered that the development is appropriate in the green belt in the context of policy C2 of the Structure Plan and Local Plan policy GB2A.

### 2. Functional Quality

The car parking spaces proposed for the development would be provided in a secluded and screened position that would also be convenient for the occupiers of the building, in accordance with Local Plan policy DBE6.

The proposed development would have four habitable rooms, which according to Local Plan policy GB8 would require private amenity space of some 80 sqm, whereas the application makes provision for 305 sqm, located at both the front and rear of the proposed dwelling. Moreover, these areas are flat, easily accessible, of a regular shape and capable of providing privacy in accordance with that policy.

### 3. The Amenities of Neighbouring Residential Properties

The establishment of a residential unit nearby to those existing and proposed is unlikely to generate excessive levels of noise and disturbance to those other dwellings and indeed, its impact in this respect will be less than a business conversion. Moreover, the building will retain its single storey bulk and would have no windows facing other nearby houses, thus avoiding causing those dwellings any material loss of light, outlook or privacy. Therefore, it is considered that the

development would not harm the amenities of neighbouring residential properties, in accordance with Local Plan policy DBE9.

#### 4. Transportation Implications.

It is acknowledged that the rural location of the development is not particularly sustainable but as discussed, there are advantages in permitting a residential conversion in this location. Moreover, as indicated above, the level of traffic generation from the development is unlikely to be significant. Therefore, it is considered that the provisions of Local Plan policy ST1 would not be compromised.

The development is well related to the road hierarchy, and with vehicular access onto a lightly trafficked 'cul-de-sac' road it is unlikely to give rise to traffic conditions that would harm highway safety. Given this and the above considerations, it is considered that the provisions of Local Plan policy ST4 are satisfied. Moreover, the level of car parking proposed does not exceed that in the adopted standards thus effecting compliance with Local Plan policy ST6.

#### 5. Other Matters

It is possible that due to its past use, the site may contain contaminants but subject to the imposition of a suitable condition, it is considered that the safety of the local environment, and that of the occupants of the site and those adjoining can be safeguarded, in accordance with Local Plan policy RP4.

A bat survey submitted in respect of the earlier application found that there were no bats roosting in the building the subject of this application. Therefore, should permission be granted for this proposal, it is not necessary to impose any conditions in this respect.

#### **Conclusion**

The provisions of the relevant development plan policies are met and approval is recommended.

The representations made have been examined, but they are not sufficient to outweigh the above considerations.

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

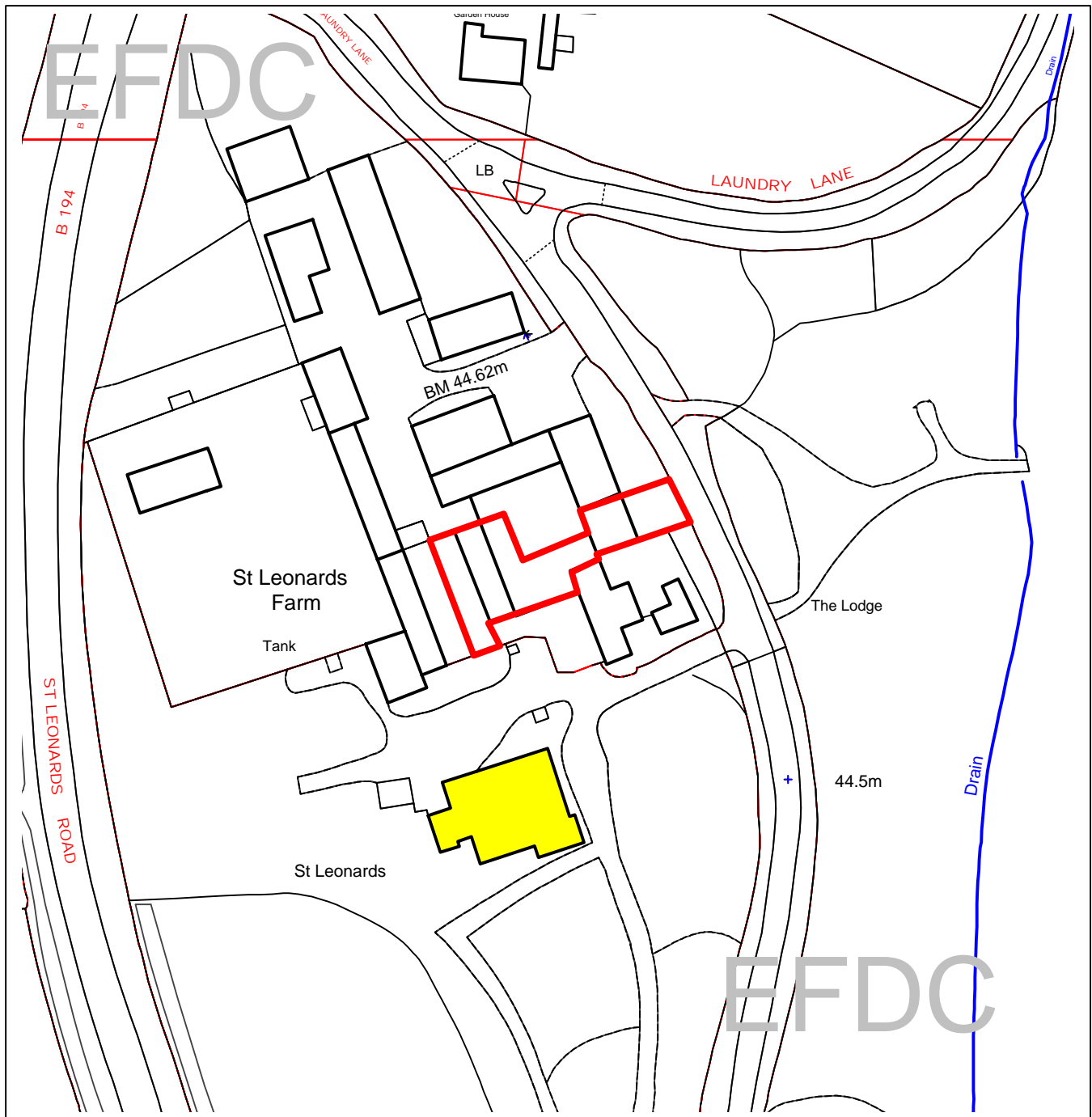
PARISH COUNCIL – Object. It is wrong to change agricultural land to residential, which would set a precedent for more development in the Green Belt.





# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/0413/07
Site Name:	St Leonards Barn, Nazeing
Scale of Plot:	1:1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0346/07
<b>SITE ADDRESS:</b>	Chambers Manor Farm Epping Road Epping Upland Epping Essex
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>APPLICANT:</b>	Mr & Mrs S Harrison
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and single storey rear extensions, extension and conversion of outbuilding and erection of gates and fence. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT (With Conditions)</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 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.

**Description of Proposal:**

The application is for the construction of a two-storey side extension and a single storey rear extension to the original dwelling, the partial demolition, extension and conversion of a detached garage/outbuilding and the construction of a front gate and fence.

The double storey extension at ground floor will have a maximum width of 4.9 metres by a depth of 7 metres and will comprise of a new breakfast area. The first floor will also have a width of 4.9 metres, however it will have a depth of 5 metres and will comprise of a bedroom.

The single storey rear extension will act as an entrance/porch and it will project 1.2 metres from the rear façade and will have a width of 2.1 metres.

The existing garage/outbuilding is to be converted into living accommodation, which includes a kitchen, bathroom, games and sunroom. Part of the building serving as a double garage is to be demolished as would a separate detached building used as a playroom. Extensions are proposed to the northern and eastern elevations of the remaining outbuilding to provide undercover car parking and a playroom. The extension to be constructed on the northern elevation will have a width of 5.3 metres by a depth of 8.3 metres. The extension to be constructed on the eastern elevation is to have a width of 5.1 metres by a depth of 4.7 metres.

It is also proposed to construct a new gate, which will be 2.1 metres high and will be constructed from timber and brick.

### **Description of Site:**

The subject site is located on the southern side of Epping Road. The site is irregular in shape and is located within the Metropolitan Green Belt. The curtilage of the site is relatively level and there is mature vegetation scattered along the boundaries and throughout the property.

Located on the site is a double storey detached dwelling constructed of brick and render. It should be noted that the dwelling is a Grade II listed building. Also located on the site there are a number of outbuildings for the upkeep and maintenance of the property. Vehicle access to the site is via a track that runs off Epping Road. Currently the site has plenty of room for vehicle parking.

### **Relevant History:**

EPF/2351/06 – Two storey side and single storey rear extensions, extension and conversion of outbuilding and erection of gates and fence (refused).

EPF/2352/06 – Listed building application for the above (refused).

### **Policies Applied:**

Structure Plan;  
C2 Development Within the Metropolitan Green Belt

Local Plan Polices;  
DBE1, DBE2, DBE3, DBE4 and DBE10 relating to design, impact on neighbours and locality.  
HC10 Listed Building

Local Plan Alterations Policy;  
GB2A Development in Green Belt  
GB14A Residential Extensions  
ST6 Vehicle Parking

## **Issues and Considerations:**

The site is within the Green Belt and the main concerns are the impact on the openness of the Green Belt, the visual amenity of the area, highway and parking issues, and on the amenities of neighbours.

### **1. Green Belt**

It should be noted that a previous application for a similar development (EPF/2351/06) was refused as it was considered that a double storey side extension would have an impact on the open character of the Green Belt due to its size and scale and that it would not be subservient to the original dwelling.

The difference between the previous application that was refused and the proposed scheme is that the applicant has significantly reduced the floor space of the double storey side extension from 94 square metres to 54 square metres. The proposed rear extension (porch) would not provide meaningful floorspace.

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. These include, for the purpose of agriculture, horticulture or forestry and for uses that preserve the openness of the green belt.

In considering the impact and reasonableness of extensions located in the green belt, the Local Plan states that residential extensions may be permitted where they do not result in disproportional additions of more than 40% of the total floor space of the original building, up to a maximum of 50 metres square. When the maximum amount of floor space has been reached further applications for extensions including conservatories will not be permitted.

As mentioned above, the proposed floor space to be added to the original dwelling is to be 54 square metres, which is an increase of 15.8% of the total floor space. Although the floor space is slightly over what is allowed under Council's policy, it is considered that this is a minor infringement, as the double storey side extension will not have a significant impact to the openness of the green belt.

In relation to the proposed extensions to the existing outbuilding it is believed that the proposed additional floor space can be justified as the applicant is removing part of the outbuilding and a detached playroom to compensate for the extra floor area. In other words 60 square metres is being removed by demolishing part of the garage and playroom and 68 square metres is being added to the existing outbuilding. Therefore there is only going to be an additional 8 square metres added to the outbuilding. This is considered to be acceptable since the minor scale of the development would not have a material impact on the openness of the green belt.

### **2. Visual Amenity:**

Policies DBE1, DBE2, DBE3 and DBE4 of the Epping Forest District Local Plan seeks to ensure that a new development is satisfactorily located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and should not prejudice the environment of occupiers of adjoining properties.

The design of any development to a listed building requires careful consideration. Close attention to the setting of the site and massing, detailing and materials of the proposed development is essential.

It is considered that the design response in terms of proportions, scale, bulk and materials all contribute to a well articulated design. The proposed extensions will be subservient to the original building without causing material detriment to the surrounding area.

Also the extensions to and the conversion of the existing outbuilding is appropriate in the context of the listed building and green belt because of their small scale and low intensity.

The proposed gates and wall are appropriate in terms of design, materials and height in relation to the surrounding area without causing material impact to adjoining properties or having an impact to the openness of the Green Belt.

### 3. Highway/Parking Issues:

Policies DBE9 and ST6 of the Epping Forest District Local Plan seek to safeguard the amenity of residents located close to the application site and ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards. The standard states that in rural areas where public transport services are poor, three off-street car parking spaces should be provided for a four or more bedroom dwelling. There is plenty of room on the site either in the proposed garage or on the hard surface for vehicles to park.

### 4. Impact on Neighbours:

Consideration has been given to the impact of the proposal on the adjoining and adjacent properties, primarily in respect to privacy and overshadowing.

Given the orientation of the site and the siting of dwellings, overshadowing to the adjoining properties' private open space would not occur. The shadow would generally cast over the subject site itself.

It is considered that there would not be a significant loss of privacy to adjoining properties due to the distance the dwelling is set back off the boundaries.

### **Conclusion:**

In conclusion it is considered that the proposal is of an appropriate design that preserves the special character of the listed building, would not have a significant impact on the openness of the green belt or be harmful to amenity.

It is therefore recommended that planning permission be granted.

### **SUMMARY OF REPRESENTATIONS:**

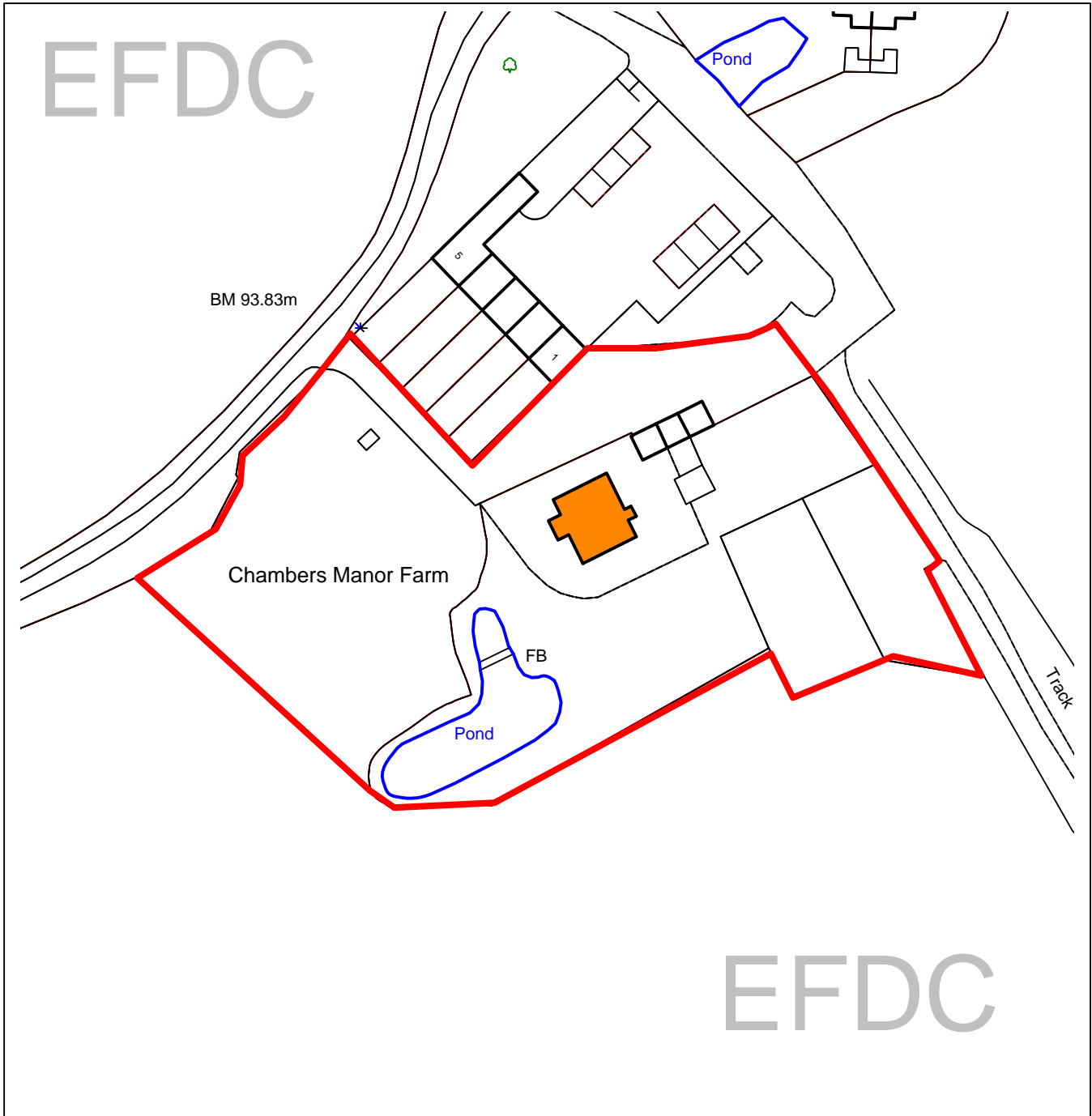
ROYDON PARISH COUNCIL: - The committee object to this application as it is believed that the proposed development is an overdevelopment of the site and would have an impact to the green belt.

NEIGHBOURS: - One letter of representation was received by Mr John Morrell of No. 5 Chambers Mews. The main concern related to the size of the proposed wall and extensions to the existing outbuilding as it was thought they would have an impact to the open character of the Green Belt.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/0346/07
Site Name:	Chambers Manor Farm, Epping Upland
Scale of Plot:	1:1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0347/07
<b>SITE ADDRESS:</b>	Chambers Manor Farm Epping Road Epping Upland Epping Essex
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>APPLICANT:</b>	Mr & Mrs S Harrison
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for a two-storey side and single-storey rear extensions, extension and conversion of outbuilding and erection of gates and fence. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT (With Conditions)</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 Notwithstanding the details shown on the approved drawings, the works hereby approved shall not be commenced until the details of the number, size and location of windows in the gable end of the western elevation of the outbuilding have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details unless otherwise agreed in writing by the local Planning Authority.

**Description of Proposal:**

The application is for the construction of a two-storey side extension and a single storey rear extension to a Grade II Listed Building.

The double storey extension at ground floor will have a maximum width of 4.9 metres by a depth of 7 metres and will comprise of a new breakfast area. The first floor will also have a width of 4.9 metres however it will have a depth of 5 metres and will comprise of a bedroom.

The single storey rear extension will act as an entrance/porch and it will project 1.2 metres from the rear façade and will have a width of 2.1 metres.

Demolition of one outbuilding and partial demolition and extension of another is also proposed.

### **Description of Site:**

The subject site is located on the southern side of Epping Road. The site is irregular in shape and is located within the Metropolitan Green Belt. The curtilage of the site is relatively level and there is mature vegetation scattered along the boundaries and throughout the property.

Located on the site is a double storey detached building which is Grade II Listed. The listed description states: "C 1600, timber framed and clad in yellow grey stock brick, with red plain tile roof. 2 storeys. Originally an L-shaped plan with staircase tower on internal angle, now with C17 and early C19 gabled north wings. South front has 3 window range early C19 vertical sliding sashes with glazing bars. Simple doorcase with pilasters, rectangular fanlight, and flat hood. Original red brick concertina chimney stack in west wing, and original red brick chimney stack at east end. Internally there is extensive early C19 detailing, including doors and architraves. Some original and C17 stop chamfered bridging joists exposed. Circa 1600 roof has arch braced side purlins with massive queen struts."

The outbuildings are curtilage listed.

### **Relevant History:**

EPF/2351/06 – Two storey side and single storey rear extensions, extension and conversion of outbuilding and erection of gates and fence (refused).

EPF/2352/06 – Listed building application for the above (refused).

### **Policies Applied:**

Structure Plan;  
Policy HC3 Protection of Listed Buildings

Local Plan Polices;  
HC10 Listed Building



### **Issues and Considerations:**

The proposed works are both to a listed building and to the existing outbuilding that is within the curtilage of the listed building. Therefore the main issues to be addressed are their impact on the special architectural or historic character of the listed building.

The application was referred to Essex County Council's historic advisor. It should be noted that the previous application (EPF/2342/06) was refused as the historic buildings advisor had concerns regarding the design of the proposal, in particular the bulk and scale of the double storey extension.

The historic buildings advisor considers that the revised scheme is acceptable provided a condition is imposed on any grant of consent to the effect that all external materials are to be agreed upon before any work begins. He also recommends that there is to only be one central window on the gable end (western elevation) of the outbuilding instead of two on the basis that this would look more satisfactory and would avoid the effects of duality. This can also be secured by condition

### **Conclusion**

The proposed works to the listed building would preserve the special character of this Grade II listed building therefore it is recommended that the conditional consent be granted.

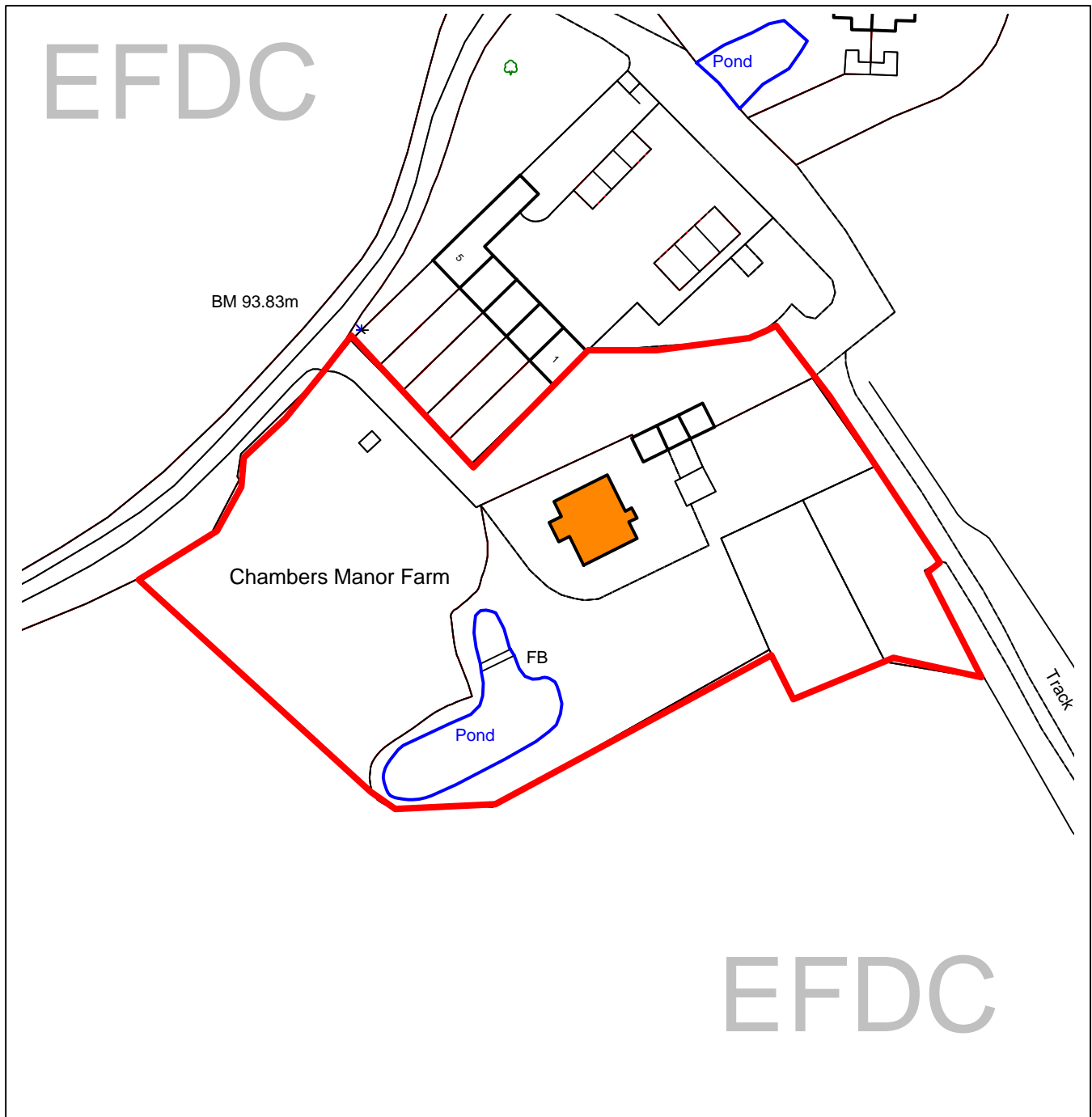
### **SUMMARY OF REPRESENTATIONS**

ROYDON PARISH COUNCIL: - The committee object to this application as it is believed that the proposed development is an overdevelopment of the site and would have an impact on the green belt.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	4
Application Number:	EPF/0347/07
Site Name:	Chambers Manor Farm, Epping Upland
Scale of Plot:	1:1250