



# PLANNING AND LICENSING COMMITTEE

In line with Government advice on Coronavirus  
the Planning and Licensing Committee meeting for

**Monday 15 February 2021**

has been **CANCELLED**

Planning applications from the weekly lists dated

**29 January and 5 February 2021**

will be considered by members of the Committee  
under powers of delegated authority.

**Mark Squire  
Town Clerk**

9 February 2021

**Councillor J Angold-Stephens (Chairman)  
Councillor K Latchford (Vice Chairman)**

Councillors

P Abraham  
T Downing

T Cochrane  
S Murphy

C Davies

*Residents are invited to submit letters of concern regarding the following planning applications by email to [contact@loughton-tc.gov.uk](mailto:contact@loughton-tc.gov.uk). The Planning and Licensing Committee will consider your views when making its comments on these applications.*

## MATTERS TO BE CONSIDERED

### 1 Planning Applications

To CONSIDER the planning applications received for the weeks 29 January and 5 February 2021.

*Members are reminded that when raising an objection to an application, they should also consider whether to confirm in writing their intention to attend and speak at the Area Planning Sub-Committee South where the proposal was to be considered.*

#### 1.1 **Application No:** EPF/2425/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Prabir Saha

**Planning File No:** 001048

**Location:** 1 Alderton Way, Loughton, IG10 3EQ

**Proposal:** First floor side extension, first floor part rear extension and part single storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=643626](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643626)

**Application No:** EPF/2791/20

**Officer:** Caroline Brown

**Applicant Name:** Mr. Tian

**Planning File No:** 030419

**Location:** 5 Harvest Lane, Loughton, IG10 4PN

**Proposal:** Single storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645253](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645253)

**Application No:** EPF/2983/20

**Officer:** Marie-Claire Tovey

**Applicant Name:** Cyntra Property Holdings LLP

**Planning File No:** 030412

**Location:** The Chestnuts, Ollards Grove, Loughton, IG10 4DL

**Proposal:** Application for Prior Approval for a proposed new dwelling-house on terrace buildings in form of roof extension to accommodate 2 flats.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646213](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646213)

**Application No:** EPF/0030/21

**Officer:** David Maguire

**Applicant Name:** Mr Nick Horton

**Planning File No:** 030410

**Location:** 1 Seymour Close, Loughton, IG10 3NW

**Proposal:** Proposed single storey rear extension and garage conversion.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646778](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646778)

**Application No:** EPF/0031/21

**Officer:** Brendan Meade

**Applicant Name:** Mr M Greywal

**Planning File No:** 003687

**Location:** 101 Tycehurst Hill, Loughton, IG10 1BZ

**Proposal:** Two storey front and rear extensions, demolition of rear conservatories, loft conversion with new gables and roof lights. (Revised application to EPF/2480/20).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646779](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646779)

**Application No:** EPF/0061/21

**Officer:** Brendan Meade

**Applicant Name:** Mr & Mrs Golstein

**Planning File No:** 008882

**Location:** 72 Tycehurst Hill, Loughton, IG10 1DA

**Proposal:** Two storey rear extension. Two storey front infills. New roof over the whole dwelling. Front feature gables. Internal alterations. Raised patio to rear. (Revised application to EPF/2416/20).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646896](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646896)

**Application No:** EPF/0073/21

**Officer:** David Maguire

**Applicant Name:** Ms Glenda Batten

**Planning File No:** 000009

**Location:** 26 Crossfields, Loughton, IG10 3PY

**Proposal:** Single storey front extension and new window to first floor rear elevation.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646958](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646958)

**Application No:** EPF/0075/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Cochrane

**Planning File No:** 030416

**Location:** 9 Millsmead Way, Loughton, IG10 1LR

**Proposal:** Single storey rear extension with flat roof and roof lights.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646960](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646960)

**Application No:** EPF/0088/21

**Officer:** David Maguire

**Applicant Name:** Mr Jason Cotrina-Vasquez

**Planning File No:** 029819

**Location:** 7 Honeycroft, Loughton, IG10 3PR

**Proposal:** Proposed loft conversion.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646981](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646981)

**Application No:** EPF/0095/21

**Officer:** Robin Hellier

**Applicant Name:** Epping Forest District Council

**Planning File No:** 002923

**Location:** Land adjacent to 1 Catherine Close, Loughton, IG10 3NJ

**Proposal:** TPO/EPF/30/89 (Ref: T21-T25)

T1-T5: 5 x Oaks - Crown reduce, crown thin and selective reduction of overhanging branches, as specified.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647014](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647014)

**Application No:** EPF/0097/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Roy Smith

**Planning File No:** 030421

**Location:** 8 Ladyfields Close, Loughton, IG10 3RS

**Proposal:** Single storey front extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647016](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647016)

**Application No:** EPF/0104/21

**Officer:** Zara Seelig

**Applicant Name:** Mr & Mrs White

**Planning File No:** 023386

**Location:** 14 Kenilworth Gardens, Loughton, IG10 3AG

**Proposal:** Construction of ground floor rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647033](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647033)

**Application No:** EPF/0105/21

**Officer:** Alastair Prince

**Applicant Name:** Ayden Bloise

**Planning File No:** 003183

**Location:** 8 Forest View Road, Loughton, IG10 4DX

**Proposal:** Wooden outbuilding to rear of property to provide all year round safe access to hot tub for disabled person.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647034](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647034)

**Application No:** EPF/0113/21

**Officer:** Brendan Meade

**Applicant Name:** Mr and Mrs Amir Ali

**Planning File No:** 017139

**Location:** 13 Hilltop, Loughton, IG10 1PX

**Proposal:** Single storey rear extension, rear extension at first floor plus alteration/addition of windows to flank wall.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647042](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647042)

**Application No:** EPF/0125/21

**Officer:** Brendan Meade

**Applicant Name:** Ms Leily Banan

**Planning File No:** 013500

**Location:** 22 The Greens Close, Loughton, IG10 1QE

**Proposal:** Single storey side/rear extension, hip to gable roof extension and new rear dormer with Juliet balcony.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647099](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647099)

**1.2 Deemed Permission – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).

**Application No:** EPF/3047/20

**Officer:** Brendan Meade

**Applicant Name:** Nguyen

**Planning File No:** 030418

**Location:** 113 Roding Road, Loughton, IG10 3EJ

**Proposal:** Certificate of Lawful Development for a proposed single storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646418](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646418)

**Application No:** EPF/0072/21

**Officer:** David Maguire

**Applicant Name:** Mrs Laura Rex

**Planning File No:** 000009

**Location:** 26 Crossfields, Loughton, IG10 3PY

**Proposal:** Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear dormer, x2 no front facing roof lights.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646957](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646957)

**Application No:** EPF/0098/21

**Officer:** David Maguire

**Applicant Name:** Faye Hiron

**Planning File No:** 030778

**Location:** 53 Stonards Hill, Loughton, IG10 3EH

**Proposal:** Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear facing dormer & front roof windows.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647017](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647017)

- 1.3 Others – provided for information only:** (Members are reminded that comments are not normally accepted on these applications).

**Application No:** EPF/2833/20

**Officer:** Graham Courtney

**Applicant Name:** Mr Will Littlechild

**Planning File No:** 030887

**Location:** 98 Valley Hill, Loughton, IG10 3AT

**Proposal:** Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 2.8 metres & a maximum height of 3.00 metres.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645474](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645474)

**Application No:** EPF/0289/21

**Officer:** Graham Courtney

**Applicant Name:** Mr David Yearwood

**Planning File No:** 303423

**Location:** 26 Poundfield Road, Loughton, IG10 3JN

**Proposal:** Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves 3.00 metres & a maximum height of 3.00 metres.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647873](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647873)

## **2 Matters for Report**

### **2.1 Withdrawn Application**

**EPF/2363/20: 83 Forest Road, Loughton, IG10 1EF. Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion. (Min no PL1.1 – 16/11/2020)**

For information: to note that this application has been withdrawn by the applicant.

## **3 Decisions**

### **3.1 Decisions by Epping Forest District Council**

\* See attached **Decision List for January 2021** (Delegated Cases only), pages 8 – 15.

## **4 Licensing Applications**

To CONSIDER any licensing applications which have come to the officers' attention since the last meeting of the Committee. Members are reminded that reference must be made to at least one of the four licensing objectives to validate any objections, as detailed below:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

## **5 Enforcement and Compliance**

**5.1** To ADVISE the Committee of any updates to the reports previously received.

**5.1.1 8 Alderton Hall Lane, IG10 3HJ – erection of railings without planning permission.**

For Information: An Enforcement Notice was issued by Epping Forest District Council in respect of the erection of railings without planning permission at 8 Alderton Hall Lane, Loughton, IG10 3HJ. The removal of the railings and post has now been complied with.

**5.1.2 1 Connaught Avenue, IG10 4DP – Day Nursery: Change of Use**

For Information: Further to an enforcement report that no Change of Use application had been submitted in respect of the above premises, Epping Forest District Council advised the following:

“In September last year the Government created a new Use Class which amalgamated several use classifications into one known as Use Class E. The established use of 1 Connaught as offices is now Use Class E. In Class E they have also placed Day nurseries. Because they are now both in the same Use Class, planning permission is not required as no change of use has taken place.”

\* See attached, for information (pages 16 – 20).

**Mark Squire  
TOWN CLERK  
9 February 2021**



## Agenda item 3 Decisions for January 2021 (Delegated Cases)

### Loughton

**Application No** EPF/2147/20 **Valid on** 20/11/2020  
**Applicant** Mr L Smyth  
**Site Location** 18 Fallow Fields  
 Loughton  
 IG10 4QP

**Application type:** Full Planning Application  
**Development:** Proposed conversion of existing garage into a hobby room / gym to include a side extension with external and internal storage and WC. Proposed gates from right hand corner of front of house to neighbouring boundary.

**Decision Date:** 12/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=642416](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=642416)

**Application No** EPF/2451/20 **Valid on** 27/10/2020  
**Applicant** Mr A Mindru  
**Site Location** Forest Lodge  
 1 Fairmeadside  
 Loughton  
 IG10 4RH

**Application type:** Full Planning Application

**Application type:** Full Planning Application  
**Development:** Ground floor rear extension and two storey infill extension to western side, loft conversion including raising of ridge and rear dormers and new front gable feature and amendments to fenestration.

**Decision Date:** 11/1/2021 **Decision:** Refuse Permission (Householder)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=643756](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643756)

**Application No** EPF/2551/20 **Valid on** 19/11/2020  
**Applicant** Mr Martin Laffey  
**Site Location** 29 The Uplands  
 Loughton  
 IG10 1NQ

**Application type:** Full Planning Application  
**Development:** Front bay window and rear conservatory link to existing outbuilding.

**Decision Date:** 12/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644314](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644314)

**Application No** EPF/2605/20 **Valid on** 11/11/2020  
**Applicant** Mr & Mrs Wright  
**Site Location** 62 Brooklyn Avenue  
 Loughton  
 IG10 1BN

**Application type:** Full Planning Application  
**Development:** Single storey rear extension with a raised terrace.

**Decision Date:** 6/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644516](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644516)

**Application No** EPF/2615/20 **Valid on** 12/11/2020  
**Applicant** Mr John Collins  
**Site Location** 16 Station Road  
 Loughton  
 IG10 4NX

**Application type:** Full Planning Application  
**Development:** Resubmission of previously approved remodelling and extending of an existing detached dwelling.

**Decision Date:** 7/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644555](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644555)



**Application No** EPF/2657/20 **Valid on** 17/11/2020  
**Applicant** Mr Jake Bristow  
**Site Location** 9 Woodland Road  
 Loughton  
 IG10 1HQ  
**Application type:** Full Planning Application  
**Development:** Two storey side and single storey rear extension.  
**Decision Date:** 11/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644760](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644760)

**Application No** EPF/2658/20 **Valid on** 17/11/2020  
**Applicant** Mr J Stuart  
**Site Location** 51 Tycehurst Hill  
 Loughton  
 IG10 1BZ  
**Application type:** Full Planning Application  
**Development:** First floor rear extension, first floor side extension and conversion of loft space to include the addition of one dormer to rear with associated internal remodelling.  
**Decision Date:** 11/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644761](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644761)

**Application No** EPF/2668/20 **Valid on** 19/11/2020  
**Applicant** Mr and Mrs V Christan  
**Site Location** 161 Grosvenor Drive  
 Loughton  
 IG10 2LB  
**Application type:** Full Planning Application  
**Development:** Single storey rear extension with roof lights.  
**Decision Date:** 12/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644814](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644814)

**Application No** EPF/2698/20 **Valid on** 20/11/2020  
**Applicant** Mr Corin Albright  
**Site Location** 97 High Road  
 Loughton  
 IG10 4JD  
**Application type:** Full Planning Application  
**Development:** Proposed single storey rear extension.  
**Decision Date:** 12/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644895](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644895)

**Application No** EPF/2701/20 **Valid on** 20/11/2020  
**Applicant** Mr J Brown  
**Site Location** 5 Longfield  
 Loughton  
 IG10 4EE  
**Application type:** Full Planning Application  
**Development:** Single storey front and side extension.  
**Decision Date:** 12/1/2021 **Decision:** Refuse Permission (Householder)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644896](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644896)

**Application No** EPF/2716/20 **Valid on** 23/11/2020  
**Applicant** Mr Cohen  
**Site Location** Sadlers  
 1 Spring Grove  
 Loughton  
 IG10 4QA

**Application type:** Full Planning Application  
**Development:** Single storey rear extension.

**Decision Date:** 13/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644976](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644976)

**Application No** EPF/2721/20 **Valid on** 23/11/2020  
**Applicant** Mr Shadbolt  
**Site Location** 65 Staples Road  
 Loughton  
 IG10 1HR

**Application type:** Full Planning Application  
**Development:** Installation of x 3 no. replacement windows to the front of the property (Revised application to EPF/2411/19).

**Decision Date:** 14/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644981](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644981)

**Application No** EPF/2728/20 **Valid on** 24/11/2020  
**Applicant** Mr George Wilson  
**Site Location** 47 The Crescent  
 Loughton  
 IG10 4PU

**Application type:** Full Planning Application  
**Development:** Proposed detached outbuilding ancillary to the main house.

**Decision Date:** 14/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645014](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645014)

**Application No** EPF/2744/20 **Valid on** 25/11/2020  
**Applicant** Mr Stefan Attfield  
**Site Location** 119 Forest Road  
 Loughton  
 IG10 1EF

**Application type:** Full Planning Application  
**Development:** Erection of outbuilding within the rear garden to be used as a home office.

**Decision Date:** 18/1/2021 **Decision:** Grant Permission (With Conditions)

If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645073](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645073)

**Application No** EPF/2748/20 **Valid on** 26/11/2020  
**Applicant** Mr Telling and Ms Wiggins  
**Site Location** 38 Alderton Hill  
 Loughton  
 IG10 3JB

**Application type:** Full Planning Application  
**Development:** Demolition of the open porch and erection of enclosed porch.

**Decision Date:** 18/1/2021 **Decision:** Grant Permission (With Conditions)

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645077](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645077)

**Application No** EPF/2762/20 **Valid on** 26/11/2020  
**Applicant** Trevalyn House Ltd  
**Site Location** 1-8 Trevelyan Gardens  
 Loughton  
 IG10 2FB  
**Application type:** Full Planning Application  
**Development:** Application for variation of condition 2 "plan numbers" on EPF/1578/16 (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping- ref: EPF/2379/17).  
**Decision Date:** 29/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645153](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645153)

**Application No** EPF/2767/20 **Valid on** 26/11/2020  
**Applicant** Ms Shanaz Faqir  
**Site Location** 2 Hillyfields  
 Loughton  
 IG10 2JS  
**Application type:** Full Planning Application  
**Development:** Proposed two storey & part single storey side extension.  
**Decision Date:** 13/1/2021 **Decision:** Refuse Permission (Householder)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645158](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645158)

**Application No** EPF/2784/20 **Valid on** 27/11/2020  
**Applicant** Mr & Mrs Lamont  
**Site Location** 9 Foxley Close  
 Loughton  
 IG10 2HU  
**Application type:** Full Planning Application  
**Development:** First floor side and rear extension. (Revised application to EPF/1388/20).  
**Decision Date:** 13/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645218](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645218)

**Application No** EPF/2798/20 **Valid on** 30/11/2020  
**Applicant** Mr & Mrs Edmund Benson  
**Site Location** 43 Woodland Road  
 Loughton  
 IG10 1HQ  
**Application type:** Full Planning Application  
**Development:** Single storey extensions to front and rear, plus a rear extension at first floor level including Juliet balcony and minor elevational modifications.  
**Decision Date:** 20/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645297](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645297)

**Application No** EPF/2799/20 **Valid on** 1/12/2020  
**Applicant** Mr Kevin Desouza  
**Site Location** 167 High Road  
 Loughton  
 IG10 4LF  
**Application type:** Full Planning Application  
**Development:** Replacement and relocation of flue.  
**Decision Date:** 21/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=645298](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645298)

<b>Application No</b>	EPF/2800/20	<b>Valid on</b>	30/11/2020
<b>Applicant</b>	Mr & Mrs Kingra		
<b>Site Location</b>	2 Tycehurst Hill Loughton IG10 1BU		
<b>Application type:</b>	Full Planning Application		
<b>Development:</b>	Amendments to approved EPF/1068/18 to regularise changes made during construction (original proposed two storey side & rear extensions, including rear dormer to the new loft room.		
<b>Decision Date:</b>	19/1/2021	<b>Decision:</b>	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645299">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645299</a>			
<b>Application No</b>	EPF/2813/20	<b>Valid on</b>	1/12/2020
<b>Applicant</b>	Coughlin		
<b>Site Location</b>	Forest Rise Debden Road Loughton IG10 2NY		
<b>Application type:</b>	Full Planning Application		
<b>Development:</b>	Application for Variation of Condition 2 'Plan numbers' of EPF/3476/17 (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).		
<b>Decision Date:</b>	18/1/2021	<b>Decision:</b>	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645358">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645358</a>			
<b>Application No</b>	EPF/2841/20	<b>Valid on</b>	3/12/2020
<b>Applicant</b>	Tracy Holding		
<b>Site Location</b>	14 Avondale Drive Loughton IG10 3BZ		
<b>Application type:</b>	Full Planning Application		
<b>Development:</b>	Single storey rear extension.		
<b>Decision Date:</b>	20/1/2021	<b>Decision:</b>	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645499">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645499</a>			
<b>Application No</b>	EPF/2891/20	<b>Valid on</b>	8/12/2020
<b>Applicant</b>	Mr & Mrs Janet & Lee Hughes		
<b>Site Location</b>	89 Whitehills Road Loughton IG10 1TU		
<b>Application type:</b>	Full Planning Application		
<b>Development:</b>	Two storey side extension and single storey front extension.		
<b>Decision Date:</b>	29/1/2021	<b>Decision:</b>	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645741">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645741</a>			
<b>Application No</b>	EPF/2256/20	TPO	<b>Valid on</b> 6/10/2020
<b>Applicant</b>	Mr Frank Bell		
<b>Site Location</b>	1 Ripley View Loughton IG10 2PB		
<b>Application type:</b>	Works to Preserved Trees		
<b>Development:</b>	TPO/EPF/29/08 (Ref: G1) T1: Horse Chestnut - Crown lift to 5m from ground level, as specified. Crown thin by up to 15%, as specified.		
<b>Decision Date:</b>	15/1/2021	<b>Decision:</b>	Grant Permission (With Conditions)
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice			
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=642894">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=642894</a>			

**Application No** EPF/2294/20 **TPO** **Valid on** 8/10/2020  
**Applicant** Mr Ian Harris  
**Site Location** 4 Little Goldings, The Barn  
 Clays Lane  
 Loughton  
 IG10 2RZ  
**Application type:** Works to Preserved Trees  
**Development:** TPO/EPF/42/91 (Ref: G2)  
 T1: Sycamore - Crown reduce height by up to 3m & laterals by up to 2m, as specified.  
**Decision Date:** 7/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=643054](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643054)

**Application No** EPF/2395/20 **TPO** **Valid on** 20/10/2020  
**Applicant** Mr Bill Bassi  
**Site Location** 14 Park Hill  
 Loughton  
 IG10 4ES  
**Application type:** Works to Preserved Trees  
**Development:** TPO/EPF/14/85 (Ref: T20 & T21)  
 T1 & T2: Lime - Re-pollard, as specified.  
**Decision Date:** 7/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=643535](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643535)

**Application No** EPF/2401/20 **TPO** **Valid on** 21/10/2020  
**Applicant** Mrs B ChoppingTheydon Tree Care  
**Site Location** 43 Upper Park  
 Loughton  
 IG10 4EQ  
**Application type:** Works to Preserved Trees  
**Development:** TPO/EPF/07/79 (Ref: T4)  
 T1: Horse Chestnut- Crown thin by up to 30%, as specified.  
**Decision Date:** 7/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=643556](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643556)

**Application No** EPF/2438/20 **TPO** **Valid on** 23/10/2020  
**Applicant** Mr Craig Thomas  
**Site Location** Land at the corner of Englands Lane and Clay Lane, to the rear of 8 Coles Green  
 Loughton  
 Essex  
 IG10 2QS  
**Application type:** Works to Preserved Trees  
**Development:** TPO/EPF/03/74 & TPO/EPF/22/84  
 T1: Oak & TG1: 8 x Oaks - Crown reduce by up to 70%, as specified, and repeat biennial pruning management.  
**Decision Date:** 7/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=643680](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643680)

**Application No** EPF/2623/20 **TPO** **Valid on** 13/11/2020  
**Applicant** Mr Mike Ruiz  
**Site Location** 12A Alderton Close  
 Loughton  
 Essex  
 IG10 3HQ  
**Application type:** Works to Preserved Trees  
**Development:** TPO/EPF/07/89  
 T1: Ash & T2: Ash - Crown reduction of overhanging branches by up to 4m, as specified.  
**Decision Date:** 29/1/2021 **Decision:** Grant Permission (With Conditions)  
 If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice  
[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=644574](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644574)



Application No	EPF/2742/20	CLD	Valid on	25/11/2020
Applicant	Mr Dimitar Grablev			
Site Location	18 Mannock Drive Loughton IG10 2JA			
Application type:	Lawful Development Certificate - Proposed Use			
Development:	Application for a Lawful Development Certificate for rear outbuilding.			
Decision Date:	18/1/2021	Decision:	Not Lawful	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645058">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645058</a>				
Application No	EPF/2782/20	CLD	Valid on	27/11/2020
Applicant	Mr. Stewart			
Site Location	5 Goldingham Avenue Loughton IG10 2JF			
Application type:	Lawful Development Certificate - Proposed Use			
Development:	Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & x3 no. rooflights to the front elevation.			
Decision Date:	20/1/2021	Decision:	Lawful	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645216">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645216</a>				
Application No	EPF/2809/20	CLD	Valid on	1/12/2020
Applicant	Mrs Sabina Gardiner			
Site Location	23 Priory Road Loughton IG10 1AF			
Application type:	Lawful Development Certificate - Proposed Use			
Development:	Application for Lawful Development Certificate for proposed demolition of an existing garage & erection of a single storey side extension & a front porch.			
Decision Date:	19/1/2021	Decision:	Lawful	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645354">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645354</a>				
Application No	EPF/2818/20	CLD	Valid on	14/12/2020
Applicant	Mr Will Littlechild			
Site Location	98 Valley Hill Loughton IG10 3AT			
Application type:	Lawful Development Certificate - Proposed Use			
Development:	Certificate of lawful development for proposed hip to gable loft conversion with rear dorm window and front roof lights.			
Decision Date:	26/1/2021	Decision:	Lawful	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645364">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645364</a>				
Application No	EPF/2887/20	CLD	Valid on	8/12/2020
Applicant	Mr & Mrs King			
Site Location	64 Sedley Rise Loughton IG10 1LT			
Application type:	Lawful Development Certificate - Proposed Use			
Development:	Application for a Lawful Development Certificate for a proposed hip to gable loft conversion, with a rear dormer and 3 rooflights to the front elevation, and 1 rooflight to the rear elevation.			
Decision Date:	28/1/2021	Decision:	Lawful	
If you are viewing this report in an electronic format, click on the link below to view related documents including the decision notice				
<a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645737">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=645737</a>				

**Application No** EPF/2962/20      **CLD**      **Valid on** 15/12/2020  
**Applicant** Mr Fred Lee  
**Site Location** 5 Sparelease Hill  
Loughton  
IG10 1BS  
**Application type:** Lawful Development Certificate - Proposed Use  
**Development:** Application for a Lawful Development Certificate for a proposed single storey rear extension.  
**Decision Date:** 22/1/2021      **Decision:** Lawful

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=646017](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646017)

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**Agenda item 5.1.2**

**Enforcement and Compliance – Change of Use Classes, amendments September 2020**

**Changes to Use Classes from 1 September 2020**

Based on amendments to the Use Classes, it is important to read the notes associated with each class below.

Generally:

- From 1 September 2020, for purposes of Use Class, A1/2/3 & B1 to be treated as Class E
- For any planning applications submitted before 1 September 2020, the Use Classes in effect when the application was submitted will be used to determine the application.
- For any reference to Permitted Development rights, and for restrictions to them or applications for Prior Approval, the Use Classes in effect prior to 1 September 2020 will be the ones used until the end of July 2021 (this is defined as the ‘material period’ in legislation so may be referred to as such).

However, it is advised that you confirm the specifics of any such situation with the relevant Local Planning Authority.

**Class A**

**Class A is revoked from 1 September 2020.**

- Class A 1/2/3 are effectively replaced with the new Class E(a,b,c)
- A4/5 uses are not covered by the new Class E and become defined as ‘Sui Generis’

It is included here for reference and use in specific situations where it remains valid (see [Use Classes | Change of use | Planning Portal](#) for details)

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below)
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

## Class B

**B1 Business is revoked from 1 September 2020.** It is effectively replaced with the new Class E(g).

It is included here for reference and use in specific situations where it remains valid (see [Use Classes | Change of use | Planning Portal](#) for details).

- **B1 Business** – Uses which can be carried out in a residential area without detriment to its amenity. **This class is formed of three parts:**
  - B1(a) Offices - Other than a use within Class A2 (see above)
  - B1(b) Research and development of products or processes
  - B1(c) Industrial processes

Uses B2 and B8 remain valid.

- **B2 General industrial** - Use for industrial process other than one falling within class E(g) (*previously class B1*) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
- **B8 Storage or distribution** - This class includes open air storage.

## Class C

Class C is not affected by the 1 September 2020 changes.

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
- **C3 Dwellinghouses** - This class is formed of three parts
  - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
  - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
  - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger

- **C4 Houses in multiple occupation** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

## Class D

### **Class D is revoked from 1 September 2020.**

- D1 is split out and replaced by the new Classes E(e-f) and F1
- D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

It is included here for reference and use in specific situations where it remains valid (see [Use Classes | Change of use | Planning Portal](#) for details).

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

## Class E - Commercial, Business and Service

### **Class E is introduced from 1 September 2020.**

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
  - **E(c)(i)** Financial services,
  - **E(c)(ii)** Professional services (other than health or medical services), or
  - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
  - **E(g)(i)** Offices to carry out any operational or administrative functions,
  - **E(g)(ii)** Research and development of products or processes
  - **E(g)(iii)** Industrial processes

## Class F - Local Community and Learning

### Class F is introduced from 1 September 2020.

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions** – Use (not including residential use) defined in 7 parts:
  - **F1(a)** Provision of education
  - **F1(b)** Display of works of art (otherwise than for sale or hire)
  - **F1(c)** Museums
  - **F1(d)** Public libraries or public reading rooms
  - **F1(e)** Public halls or exhibition halls
  - **F1(f)** Public worship or religious instruction (or in connection with such use)
  - **F1(g)** Law courts
- **F2 Local community** – Use as defined in 4 parts:
  - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
  - **F2(b)** Halls or meeting places for the principal use of the local community
  - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
  - **F2(d)** Indoor or outdoor swimming pools or skating rinks

## Sui Generis

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

- theatres
- amusement arcades/centres or funfairs
- laundrettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs

- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as ‘Sui Generis’ use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D2(a)
- concert halls – from 1 September 2020, previously Class D2(b)
- bingo halls – from 1 September 2020, previously Class D2(c)
- dance halls – from 1 September 2020, previously Class D2(d)

Other uses become ‘sui generis’ where they fall outside the defined limits of any other use class.

For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a ‘sui generis’ use.