



# **PLANNING AND LICENSING COMMITTEE**

Members of the Planning and Licensing Committee  
are summoned to attend a Meeting at 7.30pm on

**Monday 15 April 2024**

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane,  
Loughton, IG10 2QZ

to transact the business shown in the agenda.

**Mark Squire**  
**Town Clerk**  
9 April 2024

**Membership:**  
**Councillor C Davies (Chairman)**  
**Councillor W Kauffman (Vice Chairman)**

Councillors

P Abraham  
J Riley

S Murphy  
G Wiskin

K Rainbow

Note to Councillors:

If you are unable to attend the meeting,  
please phone your apologies to the office on 020 8508 4200.

Members of the public are welcome to appear in person at the meeting to make the case for or against a particular application. However, they **must have pre-registered to speak** by contacting the Council on 020 8508 4200 **no later than 3pm on the day of the meeting**. Speakers whether for or against will each have a maximum of 3 minutes to address the Committee. Under the Council's rules only those registered may speak during the meeting. (See also Appendix B of the Standing Orders for more information)

## AGENDA

### 1 Apologies

To RECEIVE any apologies for absence.

### 2 Declarations of interest

For Councillors to DECLARE any pecuniary or non-pecuniary interest in any item on the Agenda.

### 3 Confirmation of Minutes

To CONFIRM the minutes of the meeting of the Planning and Licensing Committee held on 3 April 2024, amended from those circulated to read on the first line "Minutes of the meeting held on Wednesday 3 April 2024 ..." not "Monday".

### 4 Matters for Report

To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

#### 4.1 Notices of Appeal

- 4.1.1 **EPF/2084/23 – 51 Algiers Road, Loughton, IG10 4NF. Proposal: The proposal is for a single storey rear extension to the existing garage, a single storey rear/side wraparound extension, alterations to garage roof and front garage door with brick infill/replacement door, and rear external timber decking (Revised scheme to EPF/0620/23). (Appeal ref no: APP/J1535/D/24/3340063 – Min no PL515.1)**

**For information only:** An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of written representations.

The Committee is advised that as the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. The District Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn. The Planning Inspectorate aims to deal with appeals that follow the above procedure within 8 weeks of the appeal start date of 28 March 2024.

- 4.1.2 **EPF/1033/23 – 16, Eleven Acre Rise, Loughton, IG10 1AN. Proposal: Variation of condition 2 'Plan numbers' attached to EPF/1508/18 (Demolish existing house. Replace with 2 detached houses). (Appeal ref no: APP/J1535/W/24/3337933 – Min no PL427.1)**

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001WDQX>

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 8 May 2024.

**4.1.3 EPF/1852/23 – 16, Eleven Acre Rise, Loughton, IG10 1AN. Proposal: Installation of air conditioning condenser units (6 in total - 3 per house) to the pair of new houses. (Appeal ref no: APP/J1535/W/24/3337934 – Min no PL498.1)**

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XArZ>

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 8 May 2024.

## 5 Planning Applications

### 5.1 To CONSIDER the planning applications received for the weeks 28 March and 5 April 2024.

*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.*

**Application No:** EPF/0399/24

**Officer:** Loredana Ciavucco

**Location:** 36 Roding Gardens, Loughton, IG10 3NH

**Proposal:** Proposed First Floor Rear extension and proposed loft conversion incorporating rear and side Dormers and raising off existing roof by 500mm.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000002weD>

**Application No:** EPF/0483/24

**Officer:** Samuel Finnis

**Location:** 27 St Johns Road, Loughton, IG10 1RZ

**Proposal:** Demolition of existing 4 bedroom house and erection of a new 4 bedroom house.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000003SPZ>

**Application No:** EPF/0553/24

**Officer:** Sukhvinder Dhadwar

**Location:** 38 Church Hill, Loughton, IG10 1LA

**Proposal:** Proposed addition of existing basement to ground floor use Class E, currently in no use.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000003yR3>

**Application No:** EPF/0554/24

**Officer:** Mohinder Bagry

**Location:** 18 York Hill, Loughton, IG10 1RL

**Proposal:** Hip to gable loft conversion.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000003yXV>

**Application No:** EPF/0557/24

**Officer:** Amy Hallett

**Location:** 53 Algers Road, Loughton, IG10 4NF

**Proposal:** The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv00000041gf>

**Application No:** EPF/0577/24

**Officer:** Kelly Sweeney

**Location:** 13 Stanmore Way, Loughton, IG10 2SA

**Proposal:** Demolition of existing house to erect new build with basement and second floor - resubmission of refused application EPF/2421/23.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv00000048IL>

**Application No:** EPF/0585/24

**Officer:** Samuel Finnis

**Location:** 67 Felstead Road, Loughton, IG10 3BB

**Proposal:** Ground floor side and wrap around extension to meet with existing rear extension. Moving the stairs. Removing the existing porch. New entrance. First floor side, rear wrap around extension. Improving the accessibility of the ground floor space.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004Bg1>

**Application No:** EPF/0603/24

**Officer:** Frederique Caillat

**Location:** 31 Baldwins Hill, Loughton, IG10 1SF

**Proposal:** Installation of replacement windows to the front and rear of a Grade II listed building.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004JSH>

**Application No:** EPF/0605/24

**Officer:** Frederique Caillat

**Location:** 31 Baldwins Hill, Loughton, IG10 1SF

**Proposal:** Grade II listed building consent for installation of replacement windows to the front and rear of a Grade II listed building.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004JX7>

**Application No:** EPF/0622/24

**Officer:** Robin Hellier

**Location:** 68 Spring Grove, Loughton, IG10 4QE

**Proposal:** TPO/EPF/19/89 (Ref: T33)

T4: Oak - Crown reduce, as specified. Reduce lateral branches, as specified.  
If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004MoL>

**Application No:** EPF/0659/24

**Officer:** Amy Hallett

**Location:** The Avenue Lawn Tennis Club, 18 The Avenue, Loughton, IG10 4PT

**Proposal:** Installation of lighting to Tennis Court No1.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004aWL>

**Application No:** EPF/0661/24

**Officer:** Robin Hellier

**Location:** 9 Stony Path, Loughton, IG10 1SJ

**Proposal:** TPO/EPF/04/79 (Ref: T27 & T28)

T1 & T2: Oak - Reduction of selected branches, overhanging rear boundary, as specified.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004bDt>

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

**Application No:** EPF/0556/24

**Officer:** Murtaza Poptani

**Location:** 87 Avondale Drive, Loughton, IG10 3DE

**Proposal:** Certificate of lawful development for a proposed rear dormer and front roof light windows in connection with a loft conversion.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv00000041f3>

**Application No:** EPF/0589/24

**Officer:** Loredana Ciavucco

**Location:** 67 Felstead Road, Loughton, IG10 3BB

**Proposal:** Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004CnN>

**Application No:** EPF/0621/24

**Officer:** Caroline Brown

**Location:** 24 Marjorams Avenue, Loughton, IG10 1PU

**Proposal:** Certificate of lawful development for a proposed rear dormer extension.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004Mmj>

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

**Application No:** EPF/0650/24

**Officer:** Marie-Claire Tovey

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

**Proposal:** Application for approval of details reserved by condition 7' Reg 77'Conservation of Habitats and Species Regulations 2017' on planning permission EPF/2123/21 (Proposed new dwellinghouses on detached block of flats).

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004Xbh>

**Application No:** EPF/0658/24

**Officer:** James Rogers

**Location:** 9 Malvern Gardens, Loughton, IG10 3AD

**Proposal:** Prior Approval for - Demolition of partial single storey rear extension and construction of 4m deep full width rear extension, height to eaves 3.00m and maximum height 3.60m.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004Zoo>

**Application No:** EPF/0670/24

**Officer:** Marie-Claire Tovey

**Location:** Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN

**Proposal:** Application for approval of details reserved by condition 4 'Surface Water Disposal' and condition 6 'Contamination' on planning permission EPF/0041/24 (Loading bay extension to existing industrial facility, at Debden Security Printing Ltd. Langston Road, Loughton, IG10 3PB).

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004wwf>

**Application No:** EPF/0689/24

**Officer:** James Rogers

**Location:** 17 Clifton Road, Loughton, IG10 1EA

**Proposal:** Prior approval for a 5.70m deep single storey rear extension, height to eaves 3.0m and maximum height 3.0m.

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000004zzN>

## 6 Decisions

### 6.1 Decisions by Epping Forest District Council

\* See decision notices for March 2024 (pages 7 – 10).

## 7 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

- 8 Enforcement and Compliance**
  - 8.1 To ADVISE the Committee of any updates to the reports previously received.**

**Mark Squire**  
**TOWN CLERK**  
9 April 2024

**Agenda item 6.1 Decisions by Epping Forest District Council for March 2024**

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Loughton Alderton	EPF/0095/24	3E, Homecroft Gardens, Loughton, IG10 3RB	Certificate of lawful development for proposed new ancillary garden room and new fence.	12/03/2024	Lawful	Delegated Decision
	EPF/0238/24	26, Ladyfields, Loughton, IG10 3RP	Prior approval for a 4.00m deep single storey rear extension, render finish. Flat roof with rooflight, height to eaves 2.94m and maximum height 3.20m.	13/03/2024	Not Required	Delegated Decision
	EPF/2199/23	Former Playing Fields, Epping Forest College, Borders Lane, Loughton, IG10 3SA	Approval of Details Reserved by Conditions 8 Levels, 13 Boundary Treatments and 18 Cycle Parking of EPF/0379/20 - (Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a	14/03/2024	Approve	Delegated Decision
	EPF/0140/24	New City Fitness, Epping Forest Wellness Centre, Borders Lane, Loughton, IG10 3SA	Advertisement consent for part retrospective fascia signage and 1 totem sign.	22/03/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	<b>4</b>					
Loughton Alderton; Loughton St. Mary's	EPF/2670/23	21, Alderton Hill, Loughton, IG10 3JD	TPO/EPF/06/13  T1: Oak - Crown reduce as specified.	01/03/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	<b>1</b>					
Loughton Broadway	EPF/1204/22	1 Langston Road, Loughton, IG10 3SD	Demolition of existing car wash and cycle / refuse store and redevelopment to provide part 5 and part 6 storey building comprising office (Class Egi) and hotel (Class C1) use, together with associated	08/03/2024	Approved with Conditions (Subject to s106 Legal Agreement)	Area Planning Sub Committee South



			car parking, cycle parking, access, servicing, refuse			
<b>Subtotal</b>	<b>1</b>					
Loughton Fairmead	EPF/0322/24	11 Westall Road, Loughton, IG10 2AF	Prior approval for a 6 metre deep single storey rear extension (addition of 3 metres to existing ) height 2.55 metres and eaves height 2.5 metres (Amended application)	26/03/2024	Refuse	Delegated Decision
<b>Subtotal</b>	<b>1</b>					
Loughton Forest	EPF/0019/24	Corner Garth, Nursery Road, Loughton, IG10 4EF	Proposed improvements and extensions	04/03/2024	Refuse	Delegated Decision
	EPF/2469/23	Corner Garth, Nursery Road, Loughton, IG10 4EF	Rear garden level alterations	06/03/2024	Approve with Conditions	Area Planning Sub Committee South
	EPF/0190/24	96, High Road, Loughton, IG10 4HT	Self-containment of existing first floor flat, new residential access door to front elevation, new shop front, new replacement windows and minor internal alterations.	12/03/2024	Approve with Conditions	Delegated Decision
	EPF/0110/24	9, Lower Park Road, Loughton, IG10 4NB	Certificate of lawful development for a proposed replacement windows and re-render.	19/03/2024	Lawful	Delegated Decision
	EPF/2815/23	15, Newnham Close, Loughton, IG10 4JG	Erection of a glazed single storey infill extension between dwelling and swimming pool outbuilding.	19/03/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	<b>5</b>					
Loughton Roding	EPF/0096/24	64, Roding Road, Loughton, IG10 3EF	Single storey rear extension.	13/03/2024	Approve with Conditions	Delegated Decision
	EPF/2203/23	Land at 1 and 3, Barncroft Road, Loughton, IG10 3EY	New detached Bungalow dwelling	13/03/2024	Refuse	Delegated Decision
	EPF/0187/24	9, Roydon Close, Loughton, IG10 3DN	Certificate of lawful development for rear box dormer and 3 x rooflights in connection with a loft conversion.	21/03/2024	Lawful	Delegated Decision

	EPF/0217/24	53, River Way, Loughton, IG10 3LJ	Replacement outbuilding - Garden / Games / Storage Room. (Retrospective)	22/03/2024	Approve	Delegated Decision
<b>Subtotal</b>	4					
Loughton St. John's	EPF/0348/24	Monkwood Cottage, Whitakers Way, Loughton, IG10 1SQ	Baldwins Hill Conservation Area  T1: Lime - Reduce to previous points.	06/03/2024	Raise No Objection	Delegated Decision
	EPF/0133/24	55, Broadstrood, Loughton, IG10 2SB	Prior approval for a 7.90m deep single storey rear extension, height to eaves 2.30m and maximum height of 3.80m (The proposed extension is broken into two parts to reduce its visual impact. The part located by the northern site boundary will be covered will be covered with a mansard roof covered with roof tiles and topped with a skylight.	14/03/2024	Approve	Delegated Decision
	EPF/0260/24	Woodcroft School, Whitakers Way, Loughton, IG10 1SQ	Baldwins Hill Conservation Area  Tree works, as per attached schedule.	15/03/2024	Raise No Objection	Delegated Decision
	EPF/2759/23	6, Steeds Way, Loughton, IG10 1HX	New extension on the front, new entrance, demolition of part of the roof and modification of the shape with the addition of rooflight to illuminate the family room, internal alterations, removal of the swimming pool.	19/03/2024	Approve with Conditions	Delegated Decision
	EPF/0166/24	14, Broadstrood, Loughton, IG10 2SB	Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of previously approved scheme EPF/0934/20)	21/03/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	5					
Loughton St. John's; Loughton St. Mary's	EPF/1535/23	49, Wellfields, Loughton, IG10 1PA	Rebuilt front wall with railings and piers and electronic sliding gate via existing crossover. Side railings on boundaries	12/03/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	1					

Loughton St. Mary's	EPF/0102/24	5, Whitehills Road, Loughton, IG10 1TS	Ground Floor front extension/ wrap around side extension/ wrap around rear extension. First Floor rear extension and wrap around side extension.	04/03/2024	Approve with Conditions	Delegated Decision
	EPF/2193/23	155, Forest Road, Loughton, IG10 1EF	Demolition of existing rear extension. New 1 storey rear extension. New dormer extension.	06/03/2024	Approve with Conditions	Area Planning Sub Committee South
	EPF/0325/24	127, Forest Road, Loughton, IG10 1EF	Prior approval of a proposed 6.0m single storey full width extension with a flat roof, comprising a kitchen/dining room, utility and WC, height to eaves 3.0m and maximum height 3.30m.	19/03/2024	Refuse	Delegated Decision
	EPF/2689/23	16 Station Road, Loughton, IG10 4NX	Application for approval of details reserved by condition 3 A and B 'Contamination' , condition 4 'Foul and Surface Water', condition 5 'External Finishes' condition 6 'Hard and Soft Landscaping', condition 7 'EV points', condition 8'Superfast Broadband'	20/03/2024	Split	Delegated Decision
	EPF/0199/24	60, Traps Hill, Loughton, IG10 1TD	Proposed two-storey part rear extension	25/03/2024	Refuse	Delegated Decision
	EPF/0176/24	65, Alderton Hill, Loughton, IG10 3JD	Rear Extension, Side Extension, Loft Conversion and Facade Alterations	26/03/2024	Refuse	Delegated Decision
	EPF/0224/24	14, Tycehurst Hill, Loughton, IG10 1BU	Variation to condition 2 (Plan numbers) on EPF/0599/23 allowed on appeal (Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space)	28/03/2024	Refuse	Delegated Decision
<b>Subtotal</b>	7					
	29					