



PLANNING AND LICENSING COMMITTEE

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

Monday 17 March 2025

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
11 March 2025

Membership:
Councillor C Davies (Chairman)
Councillor J Riley (Vice Chairman)

Councillors

W Dodd
S Murphy

K W Lee
C Ubah

R Minhas

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 March 2025.
- 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.
- 5 Planning Applications**
To CONSIDER the planning applications received for the weeks 28 February and 7 March 2025.
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 Committee A or B where the proposal was to be considered.
 - 5.1 Full Planning Permission:**
 - Application No:** EPF/0064/25
 - Officer:** Muhammad Rahman
 - Location:** 2 The Uplands, Loughton, IG10 1NH
 - Proposal:** Proposed new self-build dwelling (resubmission of EPF/2928/20).

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/a0hTv000004rKj3>

 - Application No:** EPF/0313/25
 - Officer:** Alex Sadowsky
 - Location:** 4-4a Valley Hill, Loughton, IG10 3AA
 - Proposal:** Demolition of existing buildings/structures and erection of 3 no. two-storey buildings to provide 1 no. commercial (Class E) unit fronting Valley Hill with a 2 bed flat above, 2 no. 2 bed dwellings at rear, and 2 no. 2 bed dwellings fronting Malvern Gardens.

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/a0hTv000005g5Mz>

 - Application No:** EPF/0406/25
 - Officer:** Rhian Thorley
 - Location:** Footpath outside 222 High Road Loughton (Easting (x) 542322; Northing (y) 196358)

Proposal: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit.

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/a0hTv0000062rxg>

5.2 **Householder Planning Permission:**

Application No: EPF/0357/25

Officer: Suleman Uddin

Location: 8 The Greens Close, Loughton, IG10 1QE

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

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000005rUmf>

Application No: EPF/0359/25

Officer: Rhian Thorley

Location: 49 Lower Park Road, Loughton, IG10 4NB

Proposal: Demolition of existing rear extension and construction of a single-storey rear and side infill extension. Extension of existing dormer at second floor. Changes to fenestration at side and rear.

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/a0hTv000005ro3g>

Application No: EPF/0372/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Proposed basement under previously approved extension scheme under reference EPF/0941/24.

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/a0hTv000005tpdK>

Application No: EPF/0378/25

Officer: Muhammad Rahman

Location: 32 The Avenue, Loughton, IG10 4PX

Proposal: Garage Extension, Rear Single Storey Extension, 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/a0hTv000005v6sD>

Application No: EPF/0394/25

Officer: Rhian Thorley

Location: 40 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Single storey outbuilding for ancillary 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/a0hTv000005zt7x>

Application No: EPF/0403/25

Officer: Rhian Thorley

Location: 62 Wellfields, Loughton, IG10 1NY

Proposal: Two storey rear and side 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/a0hTv00000620tL>

Application No: EPF/0444/25

Officer: Mohinder Bagry

Location: 16 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Rear single storey extension and single storey side extension, change of existing flat roof to pitched with gable end and addition of rooflights.

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/a0hTv000006AWkm>

Application No: EPF/0454/25

Officer: Mohinder Bagry

Location: 39 Barfields, Loughton, IG10 3JH

Proposal: Proposed two storey side and part rear extension, single storey rear extension and extended front porch.

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/a0hTv000006CQOK>

5.3 **Consent to Display an Advertisement**

Application No: EPF/0407/25

Officer: Rhian Thorley

Location: Footpath outside 222 High Road Loughton (Easting (x) 542322; Northing (y) 196358)

Proposal: Advertisement consent for Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit.

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/a0hTv0000063GEU>

Application No: EPF/0423/25

Officer: Rhian Thorley

Location: 147 High Road, Loughton, IG10 4LY

Proposal: 1 x Fascia Sign (Sign A), 1 x Fascia Sign (Sign B), 1 x Window Vinyl (Sign C), 1 x metal sign to the right of the main door (Sign D), 1 x Fascia Sign (Sign E), 1 x Fascia Sign (Sign F), 1 x Fascia Sign (Sign G), 1 x Window Vinyl (Sign H), 1 x Window Vinyl (Sign J), 1 x sign on gate (Sign K) and 1 x A-Board (Sign L).

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/a0hTv0000065wW9>

5.4 **Consent under Tree Preservation Orders:**

Application No: EPF/0402/25

Officer: Robin Hellier

Location: 86 Homecherry House, High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/09/82 (Ref: T2, T3)

T1, T2: Sycamore - Crown reduce to previous pruning points, 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/a0hTv0000061rN1>

Application No: EPF/0465/25

Officer: Robin Hellier

Location: 20 Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/05/87

T1: Horse Chestnut - Crown reduce to previous points, as specified.

TPO/EPF/27/88

T6: Willow - Crown reduce to previous points, 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/a0hTv000006EMTT>

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

Application No: EPF/0376/25

Officer: Klajdi Koci

Location: 91 Willingale Road, Loughton, IG10 2DD

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer, Juliet balcony and front skylights.

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/a0hTv000005udqD>

Application No: EPF/0380/25

Officer: Rhian Thorley

Location: 10 Sparelease Hill, Loughton, IG10 1BT

Proposal: Application for approval of details reserved by condition 4 'Construction Management' on planning application EPF/2105/24 (Prior approval for the formation of a first floor utilising the same design as the original house. The proposed upward extension will be formed on the principal part of the dwelling finished in facing brick to match the existing property. The upward extension maintains the same fenestration detailing as the original property as well as the same profile as the original roof form).

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/a0hTv000005velq>

Application No: EPF/0384/25

Officer: Klajdi Koci

Location: 17 Austen Close, Loughton, IG10 3TX

Proposal: Certificate of lawful development for a proposed addition of a new rear window.

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/a0hTv000005xgef>

Application No: EPF/0391/25

Officer: Mohinder Bagry

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

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/a0hTv000005zWwA>

Application No: EPF/0401/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by condition 11 (Biodiversity Enhancement Strategy) on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).

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/a0hTv0000061Blz>

Application No: EPF/0417/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by condition 10 External Finishes on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).

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/a0hTv0000064quF>

Application No: EPF/0427/25

Officer: Klajdi Koci

Location: 11 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Certificate of lawful development for hip to gable roof extension and rear dormer in connection with a loft 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/a0hTv0000066Y0M>

Application No: EPF/0433/25

Officer: James Rogers

Location: 17 Habgood Road, Loughton, IG10 1HF

Proposal: Prior approval for a 5.0m deep single storey rear extension (height to eaves 2.30m and maximum height 2.80m).

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/a0hTv00000690er>

Application No: EPF/0455/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by condition 9 (Hard and Soft Landscaping) on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).

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/a0hTv000006CY5i>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices for February 2025 (pages 7 – 12).

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
11 March 2025

Agenda item 6.1 Decisions by Epping Forest District Council for February 2025

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/2344/24	12, The Meadway, Loughton, IG10 3AN	Proposed outbuilding annexe for ancillary use.	10/02/2025	Approve with Conditions	Delegated Decision
	EPF/2583/24	26, Highland Avenue, Loughton, IG10 3AJ	Certificate of lawful development for a proposed hip to gable roof extension, rear facing dormer and front roof lights in connection with a loft conversion.	12/02/2025	Lawful	Delegated Decision
	EPF/0004/25	7, Cleves Close, Loughton, IG10 3NN	Demolition of existing rear conservatory, proposed ground floor rear extension, first floor rear extension, loft conversion with rear dormer, 2No. front roof lights to main roof and 1No. roof light to rear first floor roof.	26/02/2025	Approve with Conditions	Delegated Decision
Subtotal	3					
Loughton Fairmead	EPF/2045/24	St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD	Application for approval of details reserved by condition 7 'Ecological Value Enhancement' on planning permission EPF/0304/19 (Redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping and all ancillary works)	06/02/2025	Approve	Delegated Decision
	EPF/0041/25	162, Willingale Road, Loughton, IG10 2DA	Ground floor entrance extension with a room within the roof space with a dormer window.	28/02/2025	Approve with Conditions	Delegated Decision

Subtotal	2					
Loughton Forest	EPF/2456/24	14, Tycehurst Hill, Loughton, IG10 1BU	Application for approval of details reserved by condition 4 'Replacement Trees' and condition 6 'Scheme to Enhance Ecological Value' on planning permission EPF/0921/24 (Retention of dwelling as substantially reconstructed and extended).	04/02/2025	Approve	Delegated Decision
	EPF/2477/24	4, High Silver, Loughton, IG10 4EL	Certificate of lawful development for a proposed 4.0m deep single storey rear extension, existing extension removed.	04/02/2025	Lawful	Delegated Decision
	EPF/2447/24	5, Warren Hill, Loughton, IG10 4RL	Porch extension, roof extension, two storey front extension and two storey rear extension.	06/02/2025	Approve with Conditions	Delegated Decision
	EPF/2571/24	10, Hillcrest Road, Loughton, IG10 4QQ	Removal of existing conservatory, ground and first floor front extensions. Roof extension including side and rear dormers. Replacement of existing chimney stack with two smaller chimneys.	07/02/2025	Approve with Conditions	Delegated Decision
	EPF/2543/24	1, The Avenue, Loughton, IG10 4PT	Removal of existing shed and erection of a single storey garden room.	11/02/2025	Approve with Conditions	Delegated Decision
	EPF/2555/24	25, Priory Road, Loughton, IG10 1AF	Single storey side and rear extensions, and front porch.	11/02/2025	Approve	Delegated Decision
	EPF/2547/24	253, High Road, Loughton, IG10 1AD	Display of 1no. new internally illuminated hanging sign and 1no. new non-illuminated fascia sign in Santander's new standard script font. Fascia sign externally illuminated by light trough.	11/02/2025	Approve with Conditions	Delegated Decision

	EPF/2214/24	High Elms, 1 Nafferton Rise, Loughton, IG10 1UB	TPO/EPF/16/87 (Ref: T4 & T6) T1: Yew - Selective prune of lower right hand branch away from house, as specified. T2: Pine - Crown reduce by up to 1m, as specified.	12/02/2025	Approve with Conditions	Delegated Decision
	EPF/2500/24	21, Tycehurst Hill, Loughton, IG10 1BX	Proposed hip-to-gable loft conversion with rear dormer and rooflight on the front roof slope; two-storey side extension; single-storey rear infill extension; rear extension with stepped access and assisted platform; front extension; and first-floor front floating dormer.	12/02/2025	Approve with Conditions	Delegated Decision
	EPF/2504/24	47, Hillcrest Road, Loughton, IG10 4QH	Variation to condition 2 'Plan no' on planning permission EPF/2088/24 (Application for variation of condition 2 'Plan No'' on planning permission EPF/0197/24 (Demolition of existing dwelling and construction of chalet style property).	13/02/2025	Approve with Conditions	Delegated Decision
	EPF/2579/24	41, Tycehurst Hill, Loughton, IG10 1BZ	First-floor rear extension (partial), garage conversion, and loft conversion.	14/02/2025	Refuse	Delegated Decision
	EPF/0011/25	26, Station Road, Loughton, IG10 4NX	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.	14/02/2025	Lawful	Delegated Decision
	EPF/2584/24	12, Lower Park Road, Loughton, IG10 4NA	Variation of condition 2 'Plan no's' on planning permission EPF/1376/24	17/02/2025	Approve with Conditions	Delegated Decision

			(Alterations and Extensions with Part Demolition to 12 Lower Park Road, with a replacement dwelling for 12a Lower Park Road).			
	EPF/0002/25	9 Connaught Avenue, Loughton, IG10 4DP	TPO/EPF/23/15 T2: Lime - Crown reduce by up to 3m, as specified.	26/02/2025	Approve with Conditions	Delegated Decision
	EPF/0921/24	14, Tycehurst Hill, Loughton, IG10 1BU	Retention of dwelling as substantially reconstructed and extended.	28/02/2025	Allowed at Appeal	Committee B
Subtotal	15					
Loughton Roding	EPF/0083/25	1, Poundfield Road, Loughton, IG10 3JL	Prior approval for the demolition of existing conservatory and erection of a 4.0 metre deep single storey rear extension, height to eaves 2.90m and maximum height 3.60m.	07/02/2025	Not Required	Delegated Decision
	EPF/2591/24	15, Rookwood Gardens, Loughton, IG10 2DQ	Erection of front porch, two storey side extension, two storey rear part single storey rear extension, loft conversion with rear dormer and front skylights with associated internal alterations.	10/02/2025	Refuse	Delegated Decision
	EPF/2468/24	26, Ladyfields, Loughton, IG10 3RP	Erection of new one bedroom, two person, two storey self-build dwelling attached to the existing house (Revised scheme to EPF/2398/22 dismissed at Appeal).	11/02/2025	Refuse	Delegated Decision
	EPF/2577/24	78, Alderton Hall Lane, Loughton, IG10 3HE	Certificate of lawful development for a proposed rear dormer window and front roof lights in connection with a loft conversion.	14/02/2025	Lawful	Delegated Decision

	EPF/2286/24	Land adjacent to Borders Crescent, Borders Lane, Loughton IG10 3SE - The Campus Development	TPO/EPF/09/08 (Ref: A6) T15: Oak - Crown lift by up to 4.4m from ground, as specified. T24: Oak - Pollard, as specified.	17/02/2025	Approve with Conditions	Delegated Decision
	EPF/2593/24	97, Oakwood Hill, Loughton, IG10 3ER	Single storey rear extension and part double storey rear extension.	17/02/2025	Refuse	Delegated Decision
	EPF/0106/25	3, Torrington Drive, Loughton, IG10 3TA	Prior approval for a 4.50 metre deep single storey extension, height to eaves 3.00 metres and maximum height 3.00 metres.	17/02/2025	Not Required	Delegated Decision
Subtotal	7					
Loughton St. John's	EPF/2475/24	55, Broadstrood, Loughton, IG10 2SB	Certificate of lawful development for proposed 2 new outbuildings in the rear garden.	06/02/2025	Lawful	Delegated Decision
	EPF/2496/24	12, Carroll Hill, Loughton, IG10 1NJ	Single storey rear extension, replacement of front entrance porch and front raised deck, new external entrance steps, window replacement throughout and change roof tiles to reconstituted slates.	06/02/2025	Approve with Conditions	Delegated Decision
	EPF/2515/24	1, Trevelyan Gardens, Loughton, IG10 2FB	Variation of condition 2 on EPF/3145/21 allowed on appeal (Front extension at ground and first floor).	06/02/2025	Approve with Conditions	Delegated Decision
	EPF/2548/24	62, Wellfields, Loughton, IG10 1NY	Two storey rear and side extension	07/02/2025	Refuse	Delegated Decision
	EPF/2581/24	62, Wellfields, Loughton, IG10 1NY	Single storey rear and side extension.	10/02/2025	Approve with Conditions	Delegated Decision

	EPF/0044/25	20, Roundmead Close, Loughton, IG10 1QD	Single storey rear wraparound extension and first floor extension over attached garage.	12/02/2025	Approve with Conditions	Delegated Decision
	EPF/0015/25	24, Wroths Path, Loughton, IG10 1SH	Construction of single storey rear and side extension.	25/02/2025	Approve with Conditions	Delegated Decision
	EPF/2416/24	96-98 York Hill, Loughton, IG10 1JA	TPO/CHI/02/68 (Ref: A1) T2: Bay - Crown reduce by up to 2m, as specified. G1: Beech - Selective reduction of overhanging branches, to clear property, as specified.	25/02/2025	Approve with Conditions	Delegated Decision
	EPF/2600/24	17, Englands Lane, Loughton, IG10 2QX	Two storey rear extension.	26/02/2025	Approve with Conditions	Delegated Decision
	EPF/2507/24	12, Garden Way, Loughton, IG10 2SF	Ground floor single storey rear extension.	28/02/2025	Approve with Conditions	Delegated Decision
	EPF/0056/25	7, Whitehills Road, Loughton, IG10 1TS	Demolition of garage to allow for single storey rear and side extension.	28/02/2025	Approve with Conditions	Delegated Decision
Subtotal	11					
Loughton St. Mary's	EPF/1890/24	25, Carroll Hill, Loughton, IG10 1NL	Demolition of the existing house and garage and erection of a new 3 storey family dwelling (2 full storeys and additional accommodation in roof space - no basement).	13/02/2025	Withdrawn	
Subtotal	1					
	39					