



# PLANNING AND LICENSING COMMITTEE

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

**Monday 5 January 2026**

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**

30 December 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 15 December 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 12 December, 19 December and 24 December 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/1975/25  
**Officer:** Yee Cheung  
**Location:** Land rear of 230 - 232 High Road, Loughton, IG10 1ET  
**Proposal:** Extensions and alterations to provide for 6 apartments.  
If you are viewing this report in an electronic format, click on the link below to view related documents including plans  
<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000BhVob>  
  
**Application No:** EPF/2386/25  
**Officer:** Yee Cheung  
**Location:** Unit 11, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ  
**Proposal:** Erection of warehouse for B8 storage and distribution use.  
If you are viewing this report in an electronic format, click on the link below to view related documents including plans  
<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DfhHg>  
  
**Application No:** EPF/2425/25  
**Officer:** Klajdi Koci  
**Location:** New City College, Epping Forest Campus, Wellness Centre, Borders Lane, IG10 3SA  
**Proposal:** Footpath from Borders Lane to entrance of Wellness Centre.  
If you are viewing this report in an electronic format, click on the link below to view related documents including plans  
<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DskHh>

**Application No:** EPF/2525/25

**Officer:** Mohinder Bagry

**Location:** Garage at 4 Church Hill, Loughton, IG10 1LA

**Proposal:** Minor external alterations including fenestration works, installation of rooflights and removal of side door access to Use Class E unit.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000ELsdH>

**Application No:** EPF/2555/25

**Officer:** Alex Sadowsky

**Location:** Balfour Beatty House, Old Station Road, Loughton, IG10 4PE

**Proposal:** Retention of the existing office and extension to the building to create a 1 bedroom apartment and 2 bedroom apartment.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000ERDp7>

**5.2 Removal/variation of conditions - Section 73 TCPA**

**Application No:** EPF/2472/25

**Officer:** Klajdi Koci

**Location:** 31 Hillcrest Road, Loughton, IG10 4QH

**Proposal:** Variation of Condition 2 Plan numbers of EPF/1393/25 (Proposed two storey side extensions, single storey rear extension with raised rear patio, roof remodelling incorporating a loft conversion with rear and side dormers).

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000E6fjZ>

**Application No:** EPF/2473/25

**Officer:** Loredana Ciavucco

**Location:** 28 Ollards Grove, Loughton, IG10 4DW

**Proposal:** Variation of Condition 2 Plan numbers and 7 Materials of EPF/0856/25 (Replacement Single Dwelling House).

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000E7Djd>

**Application No:** EPF/2541/25

**Officer:** Loredana Ciavucco

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

**Proposal:** Variation of Condition 2 Plan numbers of EPF/0348/25 (Proposed First Floor Rear extension and proposed loft conversion incorporating rear Dormer and raising off existing roof by 400mm).

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000EOncD>

**5.3 Consent to display an advertisement Permission:  
No Applications Listed Under This Permission.**

**5.4 Householder Planning Permission:**

**Application No:** EPF/2408/25

**Officer:** Hannah Collins

**Location:** 45 Pyrles Lane, Loughton, IG10 2NW

**Proposal:** Erection of a double-storey side extension and 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000Dmth4>

**Application No:** EPF/2418/25

**Officer:** Klajdi Koci

**Location:** 3 Aragon Close, Loughton, IG10 3NP

**Proposal:** Partial gable end roof loft extensions and conversion, including a dormer window extension to the front elevation, a shed dormer extension to the rear elevation and a small internal corner roof extension over the existing staircase, with an associated reorganisation of the internal accommodation layout at first floor level.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000Drg86>

**Application No:** EPF/2475/25

**Officer:** Loredana Ciavucco

**Location:** 2 Potters Close, Loughton, IG10 1JQ

**Proposal:** Single-storey side infill and single-storey rear extension to replace the existing conservatory. External re-cladding of the house and replacing all existing windows with new.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000E7gyY>

**Application No:** EPF/2508/25

**Officer:** Caroline Brown

**Location:** Corner Garth, Nursery Road, Loughton, IG10 4EF

**Proposal:** Proposed improvements and extensions.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000EHeDt>

**Application No:** EPF/2537/25

**Officer:** Suleman Uddin

**Location:** 38 Queens Road, Loughton, IG10 1RS

**Proposal:** Single storey rear extension and hip-to-gable loft conversion with front and rear dormers.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000ENmIQ>

**Application No:** EPF/2539/25

**Officer:** Loredana Ciavucco

**Location:** 51 High Road, Loughton, IG10 4JE

**Proposal:** Proposed Outbuilding.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000EO339>

**Application No:** EPF/2553/25

**Officer:** Loredana Ciavucco

**Location:** 8 Summerfield Road, Loughton, IG10 4JF

**Proposal:** Erection of rear extensions at ground and first floor level, along with excavation of basement, and roof alterations including removal of chimney.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000ERDlt>

**Application No:** EPF/2559/25

**Officer:** Hannah Collins

**Location:** 7 High Silver, Loughton, IG10 4EL

**Proposal:** Demolition of the existing garage and erection of a replacement two-storey outbuilding to provide additional residential accommodation, together with minor external alterations, removal of 1 no. pine tree and associated ancillary works.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000ES1Z1>

**Application No:** EPF/2563/25

**Officer:** Alex Sadowsky

**Location:** 30 The Greens Close, Loughton, IG10 1QE

**Proposal:** Removal of existing single storey rear extension and replace with 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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000ESFiQ>

**Application No:** EPF/2593/25

**Officer:** Suleman Uddin

**Location:** 89 Oakwood Hill, Loughton, IG10 3ER

**Proposal:** Proposed single storey rear/side extension with raised rear patio (Amended application to EPF/2169/25).

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000EYjid>

## 5.5 Consent under Tree Preservation Orders

**Application No:** EPF/2315/25

**Officer:** Robin Hellier

**Location:** 65 Alderton Hill, Loughton, IG10 3JD

**Proposal:** TPO/EPF/13/80

T1: Lime - Fell and replace, as specified.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DHzlv>

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

**Application No:** EPF/2394/25

**Officer:** Caroline Brown

**Location:** 1 St Thomas More Close, Loughton, IG10 2FE

**Proposal:** Certificate of Lawful Development for proposed change of use from C3 residential to C2 care home for up to two children.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DiWnt>

**Application No:** EPF/2465/25

**Officer:** Marie-Claire Tovey

**Location:** 7 Highwood Lane, Loughton, IG10 3LS

**Proposal:** Single-storey rear extension projecting 5.5 metres from the rear wall of the original dwellinghouse, with a maximum height of 3.0 metres and an eaves height of 3.0 metres. Materials to match the existing dwelling.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000E6BC1>

**Application No:** EPF/2470/25

**Officer:** Marie-Claire Tovey

**Location:** 73 Avondale Drive, Loughton, IG10 3DE

**Proposal:** Proposed single-storey 5m rear extension with an eaves height of 3.0m and a maximum overall height of 3.56m.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000E6ASt>

**Application No:** EPF/2513/25

**Officer:** Marie-Claire Tovey

**Location:** 29 Roydon Close, Loughton, IG10 3DN

**Proposal:** Erection of one 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000EIYch>

**Application No:** EPF/2515/25

**Officer:** Suleman Uddin

**Location:** 29 Roydon Close, Loughton, IG10 3DN

**Proposal:** Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights and outbuilding to rear garden.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000EIqpk>

**Application No:** EPF/2520/25

**Officer:** Klajdi Koci

**Location:** 18 Regents Place, Loughton, IG10 4PP

**Proposal:** Certificate of Lawful Development for proposed 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000EKLEj>

## **6 Decisions**

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

No decision notices have been received.

## **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

**7.1. Licensing Application for a new Premises Licence for a restaurant –  
Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB**

\* (see page 7 for brief details of application).

**7.2 Street Trading Consent Renewal – Healthy Option, Wickes Car Park,  
Goldstone House, Langston Road, Loughton IG10 3TQ**

The application is to sell hot food and drink Monday to Friday 07:00 - 15:00

The consultation runs 18 December 2025 to 7 January 2026; any  
comments or representations must be submitted within this time period.

**8 Enforcement and Compliance**

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

**Mark Squire  
TOWN CLERK  
30 December 2025**

**Agenda item 7.1**

**Licensing Application for a new Premises Licence for a restaurant – Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB**



**Register of Licence applications received.**

Date application received: 12 December 2025 Applicant

name: NTH Management Ltd

Address of Premises: Wo Fat Restaurant, 270-272 High Road,  
Loughton, IG10 1RB

Brief details of the nature of the application:

Application for a new Premises Licence for a restaurant. The applicant is requesting the following licensable activities:

**Provision of Recorded Music (indoors)**

Monday to Sunday 11:00 to 01:00

**Provision of Late Night Refreshment (indoors and outdoors)**

Monday to Sunday 23:00 to 01:00

**Sale of Alcohol (on and off sales)**

Monday to Sunday 11:00 to 01:00

**Hours Premises are open to the Public**

Monday to Sunday 11:00 to 01:00

Any representations regarding the above application should be made within 28 days of the day above, to:

Epping Forest District Council Licensing Unit

High Street Epping  
CM16 4BZ

Or [licensing@eppingforestdc.gov.uk](mailto:licensing@eppingforestdc.gov.uk)