



PLANNING AND LICENSING COMMITTEE

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

Monday 3 August 2026

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

to transact the business shown in the agenda.

Liz Petyt Start

Town Clerk

28 July 2026

Membership:

Councillor C Davies (Chairman)

Councillor J Riley (Vice Chairman)

Councillors

W Dodd

C Ubah

K W Lee

Vacancy

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 20 July 2026.
- 4 Public Representations**
To hear any representations from members of the public who have registered a request to address the Committee in accordance with no 5, Appendix B, of the Standing Orders.
- 5 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.
 - 5.1 Notice of Appeal**
 - 5.1.1 EPF/0515/26 – 37 Spring Grove, Loughton, IG10 4QD.**
Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights. (Appeal ref no: 6012496 – Min no PL434.7)
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/detail/a0XTv000004fhBZ>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of the appeal procedure set out above. The appeal is Against a Decision following the decision of Epping Forest District Council.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 2 September 2026.
 - 5.2 Planning Application Re-Consultation – Lawful Development Certificate: Proposed**
 - 5.2.1 EPF/1008/26 – 21 The Crescent, Loughton, IG10 4PY.**
Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with side dormers and front, side roof windows including alterations to the existing front porch – Min no PL502.1
For Information Only: Following initial notification that this matter had been amended, the Planning Officer at Epping Forest District Council has now advised that the invitation for this Committee to

comment on the amendments had been issued in error. This application is listed under a Certificate of Lawful Development, and therefore consultation is not required.

6 Planning Applications

To CONSIDER the planning applications received for the weeks 17 July and 24 July 2026.

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.

6.1 Full Planning Permission:

There are no applications listed under this permission.

6.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1358/26

Officer: Nathaniel Raimi

Location: 10 Sparelease Hill, Loughton, IG10 1BT

Proposal: Variation of Condition 2 Plan numbers of EPF/1490/25 (Demolition of existing dwelling and replacement).

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/a0hTv00000I98la>

6.3 Consent to display an advertisement Permission:

There are no applications listed under this permission.

6.4 Householder Planning Permission:

Application No: EPF/1345/26

Officer: Klajdi Koci

Location: 35 Algiers Road, Loughton, IG10 4NG

Proposal: Construction of Single Storey Extension to provide wellbeing room and outdoor kitchen area.

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/a0hTv00000I5nfF>

Application No: EPF/1371/26

Officer: Mohinder Bagry

Location: 11 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed single storey side & rear extension to accommodate a swimming pool building & associated internal 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/a0hTv00000IAr77>

Application No: EPF/1375/26

Officer: Hannah Collins

Location: 8 Englands Lane, Loughton, IG10 2QQ

Proposal: Demolition of existing ground floor rear conservatory and erection of single storey rear extension and first floor 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/a0hTv00000IB9vF>

Application No: EPF/1409/26

Officer: Loredana Ciavucco

Location: 27 Honeycroft, Loughton, IG10 3PR

Proposal: Single 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000IIDkP>

Application No: EPF/1419/26

Officer: Suleman Uddin

Location: 39 Hillcrest Road, Loughton, IG10 4QH

Proposal: Erection of two storey front, side and rear extension. Lower ground level extension. Rear raised patio. Loft conversion.

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/a0hTv00000IK1Di>

Application No: EPF/1428/26

Officer: Suleman Uddin

Location: 8 Boleyn Close, Loughton, IG10 3NL

Proposal: Single storey rear extension and conversion of garage to habitable space.

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/a0hTv00000ILQZp>

6.5 Listed building consent (Alt/Ext)

There are no applications listed under this permission.

6.6 Consent under Tree Preservation Orders

Application No: EPF/1407/26

Officer: Thomas Peppiatt

Location: 3D Homecroft Gardens, Loughton, IG10 3RB

Proposal: TPO/EPF/27/93

T1: Ash - Crown reduce to give 3m clearance from property, 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/a0hTv00000IHxUL>

6.7 Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises

Application No: EPF/1425/26

Officer: Caroline Brown

Location: Sterling House, Langston Road, Loughton, IG10 3TS

Proposal: Installation of rooftop solar PV system.

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/a0hTv00000IKzTB>

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

Lawful Development Certificate Proposed:

Application No: EPF/1372/26

Officer: Klajdi Koci

Location: 164 Forest Road, Loughton, IG10 1EG

Proposal: Certificate of Lawful Development for proposed single storey side 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/a0hTv00000IARbX>

Application No: EPF/1385/26

Officer: Klajdi Koci

Location: 17 Englands Lane, Loughton, IG10 2QX

Proposal: Certificate of Lawful Development for proposed full removal of the two existing chimney stacks, including the external stacks projecting from ground-floor level up the side elevation and above roof 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/a0hTv00000IDpf3>

Application No: EPF/1392/26

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Certificate of Lawful Development to demonstrate implementation of consents previously granted - EPF/1224/03 - EPF/0011/25 - EPF/1478/25.

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/a0hTv00000IEzm2>

Approval of details reserved by a condition:

Application No: EPF/1380/26

Officer: Nathaniel Raimi

Location: 10 Spareleaze Hill, Loughton, IG10 1BT

Proposal: Approval of Details Reserved by Condition 8 Privacy Screen Details of EPF/1490/25 (Demolition of existing dwelling and replacement).

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/a0hTv00000ICKiA>

Application No: EPF/1382/26

Officer: Caroline Brown

Location: 113 Church Hill, Loughton, IG10 1QR

Proposal: Approval of Details Reserved by Condition 6 Surface Water Drainage of EPF/1471/19 (Residential development of x 10 no. apartments with associated parking and external amenity space. (Revised application to EPF/0610/18)).

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/a0hTv00000ICjAl>

Application No: EPF/1430/26

Officer: Nathaniel Raimi

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Approval of Details Reserved by Condition 8 EVP of EPF/0035/24 and time frame varied under EPF/0855/25 (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).

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/a0hTv00000ILn09>

7

Decisions

7.1

Decisions by Epping Forest District Council

No decision notices have been received.

8 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

9 Enforcement and Compliance

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

**Liz Petyt Start
TOWN CLERK
28 July 2026**