



PLANNING AND LICENSING COMMITTEE

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

Monday 21 September 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**

15 September 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 7 September 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/1593/25 – Land to the rear of 71 Stonards Hill, Loughton, IG10 3EH. Proposal: New Custom and Self-Build Dwelling. (Appeal ref no: 6015293 – Min no PL334.1)**

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/a0hTv00000AE6b>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of written representations. The appeal is Against a Refusal 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 13 October 2026.
 - 5.2 Notice of Appeal Decision**
 - 5.2.1 EPF/2305/25 – Mulberry Interiors, 8, Church Hill, Loughton, Essex IG10 1LA (Appeal ref no: 6007526).**

FOR INFORMATION: Notification has been received that the above appeal has been decided: Appeal Dismissed (see notice, pages 6 – 10).

5.3 Epping Forest District Council Planning Committee B Notification

The agenda for the Epping Forest District Council Planning Committee B Meeting, to be held on **Wednesday, 23 September 2026 at 7pm** has been published and includes the following item:

Full Planning Permission: EPF/2020/20 - Garage Site at Ladyfields, Loughton, IG10 3RP – Min no PL521.2 (This follows the cancellation of EFDC Planning Committee A meeting on 2 September 2026, when this matter had been listed for consideration).

Loughton Town Council Planning Committee Objected to this application. Members are asked whether a representative is available to attend the above meeting to comment on this proposal.

5.4 Licensing Act 2003: Premises Licence Application in respect of Loughton Travelodge, Langston Road, Loughton, IG10 3SD (Min no PL530.3) – Panel Invite

Epping Forest District Council Licensing Officers have advised that a meeting to determine the above application will be held on **Tuesday 6 October 2026** at 10:15am, at the Civic Offices. Following the Committee's objection to this application, a representative is invited to attend to make representations on behalf of Loughton Town Council's Licensing Committee.

6 Planning Applications

To **CONSIDER** the planning applications received for the weeks 4 September and 11 September 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

There are no applications listed under this permission.

6.3 Consent to display an advertisement Permission:

There are no applications listed under this permission.

6.4 Householder Planning Permission:

Application No: EPF/1510/26

Officer: Mohinder Bagry

Location: 5 Firs Drive, Loughton, IG10 2SL

Proposal: Alteration of existing roof to a raised, primary gable end roof.

Proposed chalet bungalow to provide loft accommodation, rear extension, rear flat roof dormer, new openings and rooflights and an inset balcony.

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/a0hTv00000leBqQ>

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/1687/26

Officer: Thomas Peppiatt

Location: 15 Ollards Grove, Loughton, IG10 4DW

Proposal: TPO/EPF/17/04

T1: Liquidambar - Crown reduce by up to 2m, as specified.

T2: Cedar - Crown reduce by up to 2m, as specified. Reduce laterals towards building by up to 2m, as specified.

NB: The permitted specification of works is detailed in the condition

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/a0hTv00000JCetB>

**6.7 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/1694/26

Officer: Nicola Bickerstaff

Location: 51 Church Hill, Loughton, IG10 1QP

Proposal: Certificate of Lawful Development 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/a0hTv00000JDe4j>

Application No: EPF/1703/26

Officer: Nicola Bickerstaff

Location: 1 The Gables, Church Lane, Loughton, IG10 1PD

Proposal: Certificate of Lawful Development Proposed Removal of garage door. Construct a wall with a window and door to replace the garage door. Minor alterations to the inside of the garage to create a home office and store room.

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/a0hTv00000JFXbq>

Prior approval Part 1 Class A.1(ea): Larger home extension:

Application No: EPF/1689/26

Officer: James Rogers

Location: 7 Barncroft Green, Loughton, IG10 3ET

Proposal: Demolish existing structures and construct 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/a0hTv00000JD4fZ>

Approval of details reserved by a condition:

Application No: EPF/1706/26

Officer: Loredana Ciavucco

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: Approval of Detail Reserved by Condition 6 Trees and Landscaping (Extension to rear and side of property, and associated landscape 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/a0hTv00000JG9pD>

Application No: EPF/1713/26

Officer: Yee Cheung

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Approval of Detail Reserved by Condition 13 Lighting of EPF/1305/25 (Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms).

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/a0hTv00000JH67h>

7 Decisions

7.1 Decisions by Epping Forest District Council

* See decision notices for August 2026 (pages 11 – 14).

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

8.1 Application for a New Premises Licence - Palm Bay Caribbean, 17-19 The Broadway, Loughton, IG10 3SP

The restaurant, Palm Bay Caribbean, has an existing Premises Licence at 25 The Broadway, but has now moved into larger premises at 17-19 The Broadway. The applicant is requesting the following licensable activities:

- **Sale of Alcohol (on sales)**
Monday to Sunday – 11:00 to 23:00
- **Live Music**
Friday and Saturday 19:00 to 23:00
- **Hours Premises are open to the Public**
Monday to Sunday – 10:00 to 23:00

The start date of this consultation: **12 September 2026**, end of consultation: **9 October 2026**.

8.2 Application for local promotional activity on Loughton High Street – Kaani Kaana, an award winning Bangladeshi & Indian takeaway

The proprietor of the above restaurant proposes the following promotional activity:

To set up a small, branded gazebo with a table for a few hours, where members of our team could engage with the local community, promote Kaani Kaana and hand out marketing materials. This would be purely promotional, and we would not be selling from the location.

We would, of course, ensure the setup is professional, safe and does not obstruct pedestrians or other businesses.

There is no specific date planned yet however, we would like to do it on a busy day, most likely a Saturday. Ideally, we would also like to do this around once a month going forward if possible.

Epping Forest District Council, the local licensing authority advised that a licence is not required to undertake a promotional activity. However the applicant should contact Loughton Town Council for comment.

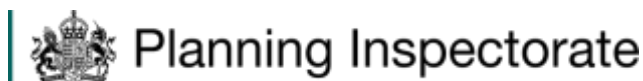
Members are asked if they would like to comment on the above proposal.

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

Liz Petyt Start
TOWN CLERK
15 September 2026

Agenda Item 5.2

Appeal Decision – Mulberry Interiors, 8, Church Hill, Loughton, IG10 1LA



Appeal Decision

Site visit made on 25 August 2026

by Andrew Owen MA BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 September 2026

Appeal Ref: 6007526

Mulberry Interiors, 8, Church Hill, Loughton, Essex IG10 1LA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Hopkins of Amarok London Ltd against the decision of Epping Forest District Council.
 - The application Ref is EPF/2305/25.
 - The development proposed is the erection of new dwelling within rear garden of 8 Church Hill, alterations to front elevation of main building, internal alterations to existing first floor flat and combining of two commercial units to form one commercial unit.
-

Decision

1. The appeal is dismissed.

Preliminary matters

2. The Council raise no objection to the alterations to the front of the main building, the internal alterations to the existing first floor flat or the combining of two commercial units to form one. As such I have focussed my decision on the erection of the dwelling within the rear garden and the pedestrian access to it.
3. During the consideration of this appeal, the government published a revised version of the National Planning Policy Framework (the 'Framework'). I have taken account of that in my decision.

Main Issues

4. The main issues are:
 - i) the effect of the development on the character and appearance of the area; and
 - ii) whether the proposal would provide acceptable living conditions for its future occupiers in respect of outlook, sunlight, outdoor amenity space and access.

Reasons

Character and appearance

5. The appeal site comprises a long narrow plot accommodating a pair of commercial units at its front with a flat above, and an overgrown rear garden. The commercial units are positioned in a row of buildings facing Church Hill, most of which are also in commercial use at ground floor with flats above. Behind these frontage units, the rear parts of the plots are used either as garden areas or for parking. There is also a car park behind these plots accessed from Queens Road. Although some of the frontage buildings extend prominently into their plots, such as the large rear extension at No. 20/22, the space behind is generally devoid of buildings. This pattern creates a sense of openness behind the frontage buildings which is framed by mature trees along the south boundary of the appeal site, in the garden of No. 32/34, and along the rear boundaries. Moreover, the openness of this area is keenly felt when using the public footpath which bisects it, running from Queens Road to Church Hill through the car park at No. 10.
6. The proposed dwelling would be small in scale and would be positioned towards the rear of the plot, a substantial distance from the existing building. Due to the lack of any other detached outbuildings in the nearby plots, the dwelling would represent an incongruous feature detracting from the characteristic openness. It would be visible when using the public footpath and from neighbouring properties.
7. The plans indicate the dwelling would be partly sunken to reduce its height above ground level. Nonetheless, even if this were the case, it would remain to be visible from the public footpath over the boundary fence which separates the site from the car park at No. 10.
8. It is understood that there is a large outbuilding to the rear of No. 38. However, this is not readily perceptible from public viewpoints, being visually hidden from the public footpath by the vegetation at No. 32/34, and from Church Hill by the frontage building at No. 38. As such, it does not add to the context of the appeal site.
9. The Council raise no objection in heritage terms as they suggest it would have no impact on views around the York Hill Conservation Area (YHCA). Whilst, from positions within the YHCA, views of the dwelling would be very limited, it would be clearly visible from the public footpath, which is outside the YHCA. It is from here that its contrast with its immediate surroundings, which are also mostly outside the YHCA, would be most obvious.
10. In summary, due to its contrast with the surrounding pattern of built development, the proposal would harmfully detract from the character and appearance of the area. It would therefore conflict with policy DM9 of the Epping Forest District Local Plan (2023) which requires all development to relate positively to their context and make a positive contribution to a place.

Living conditions

11. The proposed dwelling would have both its bedrooms at its rear with windows facing into the rear garden. At present this area is enclosed by trees and shrubs around 7-8 metres tall along the southwest and rear boundaries, and a large sycamore tree on adjoining land which overhangs the appeal site. The appellant's Arboricultural Impact Assessment (AIA) identifies that

the trees along the rear boundary would be crown lifted to 2 metres. Even so, due to their height and proximity, these trees would continue to be a significant enclosing feature, along with the cypress trees along the southwest boundary which would be trimmed back but would still retain their height. Furthermore, although the AIA states that the large sycamore would have its crown reduced by 2.5 metres, it would still overhang the vast majority of the proposed rear garden. This leads me to conclude that the outlook from the bedrooms would be unacceptably restricted. In addition, bedroom 1 would be particularly gloomy and be unlikely to receive any direct sunlight as it would not be served by rooflights, as bedroom 2 would. The living room/kitchen/diner would be served by large windows which would provide a reasonable outlook and I accept that bedrooms may have a lesser need for natural light than living rooms. But this does not negate the need for bedrooms to have a satisfactory degree of outlook themselves.

12. The dwelling would be served by front and rear gardens. The front garden would be overlooked by the first floor flat above the main building on the site but would be of a reasonable size, whilst the rear garden would be small and overshadowed, but would be private. The degree of overlooking into the front garden would not be dissimilar to that experienced by other nearby residents whose rear gardens would also be overlooked by neighbouring properties. Indeed, if the future occupiers of the development wished for a space with more privacy, the rear garden would provide that. As such, taken together, the gardens would provide acceptable amenity space.
13. The access to the dwelling, which would also be the new access to the first floor flat, would be created by reconfiguring the layout of the commercial units and inserting an access way under the first floor flat, past the bin stores and retained commercial yard. This is not an unusual arrangement in urban areas. The first floor rear windows in the flat would allow surveillance of the path, as would the windows in the side of the building at No. 10. In any case, as the access would be behind a gate, which could be made to be lockable, I see no reason why the use of this access would be unsafe. Furthermore, at 1.2 metres wide, as suggested by the appellant, this would be wide enough to be able to be readily used by cyclists and for manoeuvring bins to the street for collection.
14. In summary, although the access would be safe and practical, and the outdoor amenity area would, overall, be satisfactory, the outlook from the bedrooms would not be acceptable. Therefore, the development would fail to provide acceptable living conditions for its future occupiers. As such, in this regard also, it would fail to accord with policy DM9 which requires development to provide good sunlight, daylight and open aspects to all parts of the development.

Other Matters

15. As the site is adjacent to a listed building and within the YHCA, I have had special regard to sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
16. The site is located within, but at the edge of, the YHCA. The YHCA is mainly focussed around York Hill as it rises from Kings Green at the junction with

Church Hill, and incorporates the properties that front it and other properties nearby on connecting roads, such as the appeal site. Its significance is largely informed by well-designed Victorian and 20th century houses plus a collection of more historic buildings. The appeal site currently contributes little to the character or appearance of the YHCA and due to the vegetative screening along the southwest and rear boundaries, the proposed dwelling would have little visual impact on the rest of the YHCA. As such its character and appearance would be preserved.

17. The adjacent building at No 6 is an early 19th century red brick house and is Grade II listed. Its significance lies in its historic interest and its setting is mainly informed by its position fronting Church Hill along with a number of other historic buildings close to Kings Green. Although the proposed dwelling would be visible from the listed building, and would be seen in its context when viewed from the public footpath, it would be subservient to it and as it would be to its rear, would have no harmful effect on its setting. The significance of this heritage asset would therefore also be preserved.
18. Policy S4 of the Framework, states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework.
19. The benefit of the proposal is the provision of an additional unit of housing at a time when the Council cannot demonstrate a five year supply and their latest Housing Delivery Test figure is less than 75%. This carries substantial weight.
20. The proposed dwelling would represent additional development within an existing plot so, in principle, would be supported by policy L2 of the Framework. However, this policy also requires such development to provide acceptable living standards for residents in terms of access to daylight and sunlight. As the proposal would fail to do this, it would conflict with this policy. Also, Framework policy DP3 advises that development proposals should respond to their context so that they integrate with and enhance their surroundings, including through the arrangement of buildings. For the reasons given above, the proposal would conflict with this policy. These conflicts with the Framework attract considerable weight.
21. Overall, the benefits of the proposal would be substantially outweighed by the adverse effects. The presumption in favour of sustainable development does therefor not apply.
22. One of the reasons for refusal referred to the lack of a planning obligation to secure mitigation for the effect of the development on the Epping Forest Special Area of Conservation (SAC). An obligation has now been provided, though it is not dated so is incomplete. Nevertheless, as I am dismissing the appeal for other reasons, I need not consider this matter further. Even if there was no harmful impact on the SAC, or if any harm was mitigated, this would not be a positive benefit of the development, could only carry neutral weight in the planning balance and so would have no determinative effect on my decision.

Conclusion

23. In conclusion, the proposal would harm the character and appearance of the area and would not provide its future occupiers with acceptable living conditions. It therefore would conflict with the development plan taken as a whole. There are no other considerations, including the provisions of the Framework, that indicate a decision other than in accordance with the development plan. Therefore, the appeal is dismissed.

Andrew Owen

INSPECTOR

Agenda item 7.1 Decisions by Epping Forest District Council for August 2026

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Loughton Fairmead	EPF/1291/26	105, Swanshope, Loughton, IG10 2NB	Ground floor single storey rear extension	06/08/2026	Approve	Delegated Decision
	EPF/1222/26	292, Willingale Road, Loughton, IG10 2BP	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	06/08/2026	Lawful	Delegated Decision
	EPF/0845/26	Garages at Pyrles Lane, Loughton, IG10 2NW	Approval of Details Reserved by Conditions 4 Details of Services and 5 Tree Protection Plan of EPF/0669/23 (Demolition of existing garages and the addition of 3 new 1B2P bungalows, designed to achieve Passivhaus standards, with new 4 no. parking spaces,	07/08/2026	Approve	Delegated Decision
	EPF/1187/26	96, Jessel Drive, Loughton, IG10 2EQ	Demolition of existing single storey rear extension. Erection of single storey rear extension extended front porch and two storey side extension.	10/08/2026	Approve with Conditions	Delegated Decision
Subtotal Count	4					
Loughton Forest	EPF/1008/26	21, The Crescent, Loughton, IG10 4PY	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.	04/08/2026	Not Lawful	Delegated Decision
	EPF/1037/26	41, Smarts Lane, Loughton, IG10 4BU	Proposed loft conversion.	06/08/2026	Approve with Conditions	Delegated Decision
	EPF/1189/26	57, Traps Hill, Loughton, IG10 1TD	Certificate of Lawful Development for proposed single storey rear extension with flat roof and Juliet balcony at first floor.	10/08/2026	Lawful	Delegated Decision

	EPF/1264/26	61, Spring Grove, Loughton, IG10 4QE	Rear ground, first and roof extension to existing detached dwelling, with small extension to front.	13/08/2026	Approve with Conditions	Delegated Decision
	EPF/2069/25	32, Alderton Hill, Loughton, IG10 3JB	Construction of two detached dwellings on the same footprint as the consented proposal for a single dwelling.	14/08/2026	Approved with Conditions (Subject to s106 Legal Agreement)	Delegated Decision
	EPF/1271/26	18, Woodland Road, Loughton, IG10 1HJ	Certificate of Lawful Development for proposed single storey rear extension.	14/08/2026	Lawful	Delegated Decision
	EPF/1236/26	8, The Avenue, Loughton, IG10 4PT	Certificate of Lawful Development for proposed outbuilding.	17/08/2026	Lawful	Delegated Decision
	EPF/1230/26	15, Sparelease Hill, Loughton, IG10 1BS	Proposed extensions, roofing works including solar panels and dormers, boundary treatments and creation of therapy space.	17/08/2026	Refuse	Delegated Decision
	EPF/1300/26	80, Meadow Road, Loughton, IG10 4HX	Certificate of Lawful Development for proposed replacement and extension of existing side entrance lobby.	21/08/2026	Lawful	Delegated Decision
	EPF/1305/26	4 Chapel Terrace, Forest Road, Loughton, IG10 1ED	Demolition of rear conservatory / wc and erection of single storey extension with pitched roof and roof windows. Removal of chimney stack between 3 & 4 Chapel Cottages.	26/08/2026	Approve with Conditions	Delegated Decision
Subtotal	Count	10				
Loughton Roding	EPF/1288/26	Alandale Scaffolding, Langston Road, Loughton IG10 3SL	Approval of Details Reserved by Condition 6 (Archaeology) of EPF/1165/22 & EPF/0388/26 (New Data Centre) (Revised App to EPF/0352/26).	12/08/2026	Approve	Delegated Decision
	EPF/1344/26	Alandale Scaffolding, Langston Road, Loughton IG10 3SL	Approval of Details Reserved by Condition 14 (Secure by Design) of EPF/1165/22 & EPF/0388/26 (New Data Centre).	14/08/2026	Approve	Delegated Decision

	EPF/1116/26	1, Langston Road, Loughton, IG10 3SD	Non-Material Amendment to planning permission EPF/1204/22 revised by planning permission EPF/0035/24 for the demolition of the existing car wash and cycle/refuse store and redevelopment to provide a part 5 and part 6 storey building comprising office (Cla	14/08/2026	Approve	Delegated Decision
	EPF/1261/26	152, Borders Lane, Loughton, IG10 3SB	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	18/08/2026	Lawful	Delegated Decision
	EPF/1177/26	Cassis Court, Chigwell Lane, Loughton, IG10 3UA	Certificate of Lawful Development for proposed bin stores and screening.	19/08/2026	Not Lawful	Delegated Decision
	EPF/1409/26	27, Honeycroft, Loughton, IG10 3PR	Single storey rear and side extension.	24/08/2026	Approve with Conditions	Delegated Decision
	EPF/1407/26	3D, Homecroft Gardens, Loughton, IG10 3RB	TPO/EPF/27/93 T1: Ash - Crown reduce to give 3m clearance from property, as specified. NB: The permitted specification of works is detailed in the conditions below.	24/08/2026	Approve with Conditions	Delegated Decision
Subtotal	Count	7				
Loughton St. John's	EPF/1108/26	90, Goldings Road, Loughton, IG10 2QN	Refurbishment, roof & rear extensions to existing detached house and immediate landscaping works.	06/08/2026	Refuse	Delegated Decision
	EPF/1178/26	23, Rectory Lane, Loughton, IG10 1NZ	Certificate of Lawful Development for proposed conversion of garage and store to habitable space.	06/08/2026	Lawful	Delegated Decision
	EPF/1184/26	16, St Johns Road, Loughton, IG10 1RZ	Consolidation of existing ad hoc rear extensions into a coherent single-storey rear extension spanning the full width of	12/08/2026	Approve with Conditions	Delegated Decision

			the dwelling. First Floor Side and Rear Extension. Extension of the existing front dormer toward the boundary with No. 14. New rear do			
	EPF/1309/26	16, St Johns Road, Loughton, IG10 1RZ	Certificate of Lawful Development for proposed extension to provide a dormer and roof lights.	17/08/2026	Lawful	Delegated Decision
	EPF/1382/26	113, Church Hill, Loughton, IG10 1QR	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)).	18/08/2026	Approve	Delegated Decision
	EPF/1297/26	17, Englands Lane, Loughton, IG10 2QX	Installation of insulation and render to front and side elevations.	25/08/2026	Approve with Conditions	Delegated Decision
	EPF/1375/26	8, Englands Lane, Loughton, IG10 2QQ	Demolition of existing ground floor rear conservatory and erection of single storey rear extension and first floor rear extension.	27/08/2026	Approve with Conditions	Delegated Decision
Subtotal	Count	7				
	Count	28				