PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee

are summoned to attend a Meeting at 7.30pm on

Monday 16 November 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
9 November 2026

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

Councillors

W Dodd	K W Lee	R Minhas
C Ubah	Vacancy	

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 2 November 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 Appeal Decision

EPF/0508/26 – 26 Station Road, Loughton, IG10 4NX. Proposal: Partial demolition of existing side and rear extension, construction of side and rear extensions at ground and first floor. (Appeal Ref: 6014085 – Min no PL434.4)

FOR INFORMATION ONLY: Epping Forest District Council have advised that the above householder appeal has been dismissed by the Appeal Inspectorate. (See pages 8 – 11 for appeal decision notice.)

5.2 Licensing Objection: Renewal of Pavement Licence – New Breed Bottle Shop, 287 High Road, Loughton, IG10 1AH – Min no PL572.1

Following further information provided by the Licensing Officer at Epping Forest District Council regarding the seating plan for the above application, the following further comments were submitted by the Chair and Vice Chair of this Committee:

It has been observed that the benches are moved out considerably for people to access the seats next to the windows. As can be shown by the grinding marks on the pavement and resulting in restricting the pavement width. Members suggest, like other units, they have two tables with two chairs per table limited to coming out a maximum of 1.0m.

Members are requested to RATIFY these further comments.

6 Loughton Building Design Award

The 2027 design award launch features on page 7 of the winter edition of Think Loughton. A press release will be issued, and nominations will also be invited from local architects and builders. A copy of the nomination form is available at LBD nomination form 2027.docx

This award seeks to recognise and reward individual examples of good design and construction and raise public awareness of the built environment within Loughton.

In particular we are looking for significant contributions during the previous 12-24 months for building works that either:

- enhanced the town;
- improved a dilapidated building;
- upgraded or enhanced a conservation area; or were
- noteworthy in terms of design or innovation.

Members are also invited to submit suggestions and reminded that nominations should be sent to the Planning Committee Clerk by the closing date of 29 January 2027.

7 Planning Applications

To CONSIDER the planning applications received for the weeks 30 October and 6 November 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.

7.1 Full Planning Permission:

Application No: EPF/1403/26
Officer: Loredana Ciavucco
Location: 257 Chester Road, Loughton, IG10 2LW
Proposal: Completion and extension of implemented two-side storey extension (LPA Ref: EPF/1005/17) together with the subdivision of the property to create a separate 1-bedroom 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/a0hTv00000IGuWv

Application No: EPF/2044/26
Officer: Nicola Bickerstaff
Location: 17-19 The Broadway, Loughton, IG10 3SP
Proposal: Installation of commercial kitchen extraction system within an existing restaurant premises.
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/a0hTv00000KFCdF

Application No: EPF/2063/26
Officer: Mohinder Bagry
Location: 4 Church Hill, Loughton, IG10 1LA
Proposal: Minor external alterations including fenestration works, new fascia and signage, installation of conservation type 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/a0hTv00000KHj3e

Application No: EPF/2079/26
Officer: Suleman Uddin
Location: Epping Forest Shopping Park, Langston Road, Loughton, IG10 3FT
Proposal: Replacement of existing security gates at the entrance to Epping Forest Shopping Park.
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/a0hTv00000KMGCH

7.2 Removal/variation of conditions - Section 73 TCPA
Application No: EPF/2109/26
Officer: Mohinder Bagry
Location: 22 Alderton Hill, Loughton, IG10 3JB
Proposal: Variation of Condition 1 `Plan numbers' of EPF/0659/21 (Demolish existing dwelling and erect a new 5 bedroom 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/a0hTv00000KRxoT

7.3 Consent to display an advertisement Permission:
Application No: EPF/2065/26
Officer: Mohinder Bagry
Location: 4 Church Hill, Loughton, IG10 1LA
Proposal: Advertisement Consent for Illuminated fascia sign.
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/a0hTv00000KI4jB

7.4 Householder Planning Permission:
Application No: EPF/1893/26
Officer: Mohinder Bagry
Location: 1 Westfield, Loughton, IG10 4EB
Proposal: Erection of a first-floor side/rear extension, replacement of two existing rear dormer windows with a single enlarged rear dormer, enclosure of the existing front entrance canopy to form a porch.
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/a0hTv00000JrCOH

Application No: EPF/1976/26
Officer: Mohinder Bagry
Location: 156 Borders Lane, Loughton, IG10 3SB
Proposal: Proposed dropped kerb.
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/a0hTv00000K7DWT

Application No: EPF/2021/26
Officer: Mohinder Bagry
Location: 6 The Drive, Loughton, IG10 1HB
Proposal: First floor 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/a0hTv00000KBc3F

Application No: EPF/2022/26
Officer: Mohinder Bagry
Location: 78 Sedley Rise, Loughton, IG10 1LT

Proposal: Ancillary outbuilding including raised deck with recessed hot tub, safety balustrades and privacy screens and level hardstanding.
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/a0hTv00000KByDR

Application No: EPF/2060/26
Officer: Suleman Uddin
Location: 42 High Beech Road, Loughton, IG10 4BL
Proposal: First-floor rear extension, including changes to roof and installation of PV panels on the roof.
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/a0hTv00000KHIt4

Application No: EPF/2100/26
Officer: Mohinder Bagry
Location: 46 Upper Park, Loughton, IG10 4EQ
Proposal: Proposed new main roof, incorporating a new loft conversion with a flat roof dormer, finished with black aluminium cladding panels with a Juliet 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/a0hTv00000KPpzu

Application No: EPF/2103/26
Officer: Nathaniel Raimi
Location: 11 Wellfields, Loughton, IG10 1PB
Proposal: Proposed Basement to a semi-detached dwelling in addition to a previous approval for a Two Storey Front and Rear Extension (Ref: EPF/0795/25).
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/a0hTv00000KQFxZ

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

Application No: EPF/2082/26
Officer: Yee Cheung
Location: 246-250 High Road, Loughton, IG10 1RB
Proposal: Installation of 135kw solar PV roof mounted 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/a0hTv00000KMqnd

7.6 Consent under Tree Preservation Orders

Application No: EPF/2048/26
Officer: Robin Hellier
Location: 39 High Beech Road, Loughton, IG10 4BN
Proposal: TPO/EPF/12/86 (Ref: G4)
T1-3: Lime - Crown reduce to 2m below previous pollard point, as specified.
NB: The permitted specification of works is detailed in the conditions.
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/a0hTv00000KFPNZ

Application No: EPF/2049/26
Officer: Robin Hellier

Location: 41 High Beech Road, Loughton, IG10 4BN
Proposal: TPO/EPF/12/86 (Ref: (G3)
T4 & T5: Lime - Crown reduce to 2m below previous pollard point, as specified.
NB: The permitted specification of works is detailed in the conditions.
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/a0hTv00000KFHBW

Application No: EPF/2058/26
Officer: Thomas Peppiatt
Location: 92 York Hill, Loughton, IG10 1JA
Proposal: TPO/EPF/02/22
T1: Hazel - Crown reduce by up to 3m, as specified.
NB: The permitted specification of works is detailed in the conditions.
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/a0hTv00000KGTAb

Application No: EPF/2067/26
Officer: Thomas Peppiatt
Location: Woodland Grove Care Home, Rectory Lane, Loughton, IG10 3RU
Proposal: TPO/EPF/17/88 (Ref: W1)
G1: Mixed species of trees - Crown reduce back to fence line to clear car park spaces by up to 3m high and give 1m clearance of street light, as specified.
NB: The permitted specification of works is detailed in the conditions.
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/a0hTv00000KI91J

Application No: EPF/2072/26
Officer: Thomas Peppiatt
Location: Grange Court, Loughton, IG10 4QX
Proposal: TPO/EPF/40/88 (Ref: A1)
T4: Elm - Fell and replace, as specified.
G01: 6 x Elm - Fell and replace, as specified.
NB: The permitted specification of works is detailed in the conditions.
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/a0hTv00000KJDu5

Application No: EPF/2073/26
Officer: Thomas Peppiatt
Location: Grange Court, Loughton, IG10 4QX
Proposal: TPO/EPF/40/88 (Ref: A1)
T1: Lime - Crown reduce by up to 4m, as specified.
T2: London Plane - Crown reduce by up to 3m, as specified.
T3: Horse Chestnut - Crown reduce by up to 3m, as specified.
NB: The permitted specification of works is detailed in the conditions.
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/a0hTv00000KJH3F

Application No: EPF/2078/26
Officer: Robin Hellier
Location: 41 High Beech Road, Loughton, IG10 4BN

Proposal: TPO/EPF/12/86 (Ref: (G3)
T6: Lime - Fell and replace, as specified. NB: The permitted specification of works is detailed in the conditions.
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/a0hTv00000KM6fx

7.7 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/2094/26
Officer: Suleman Uddin
Location: 106 The Lindens, Loughton, IG10 3HU
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/a0hTv00000KP5H7

Approval of details reserved by a condition:
Application No: EPF/2104/26
Officer: Nathaniel Raimi
Location: 1 Langston Road, Loughton, IG10 3SD
Proposal: Approval of Details Reserved by Condition 13 Ecological Enhancement of 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/a0hTv00000KQFzB

Application No: EPF/2111/26
Officer: Suleman Uddin
Location: 8 Boleyn Close, Loughton, IG10 3NL
Proposal: Approval of Details Reserved by Condition 4 Tree Protection Plan and Arboricultural Method Statement of EPF/1428/26 (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/a0hTv00000KSAfF

Consent to display an advertisement
Application No: EPF/2065/26
Officer: Mohinder Bagry
Location: 4 Church Hill, Loughton, IG10 1LA
Proposal: Advertisement Consent for Illuminated fascia sign.
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/a0hTv00000KI4jB

8 Decisions

8.1 Decisions by Epping Forest District Council

* See decision notices for October 2026 (pages 12 – 16).

9 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

10 Enforcement and Compliance

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

Liz Petyt Start
TOWN CLERK
9 November 2026

Agenda item 5.1
Appeal Decision – 26 Station Road, Loughton IG10 4NX

Planning Inspectorate

Appeal Decision

Site visit made on 13 October 2026

by J Kirkaldy BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th November 2026

Appeal Ref: 6014085

26 Station Road, Loughton, Essex IG10 4NX

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 Ashish Sood against the decision of Epping Forest District Council.

The application Ref is EPF/0508/26.

The development proposed is described as 'partial demolition of existing side and rear extension, construction of side and rear extensions at ground and first floor. Completion of implemented consent (EPF/1224/2003). Continuation of existing roof form. All extensions to be constructed from materials reflecting those of the existing dwellinghouse'.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Government published a revised version of the National Planning Policy Framework (the Framework) on 17 August 2026. However, any policies that are material to the outcome of this appeal have not fundamentally changed. That being the case, no parties have been prejudiced by my consideration of the 2026 version of the Framework.

3. Nothwithstanding the description of development in the banner heading above, the Council's decision notice accurately describes the development as shown in the supporting plans as, 'partial demolition of existing side and rear extension, construction of side and rear extensions at ground and first floor'. This description has been used in the consideration of the appeal since it describes the proposed development more accurately and concisely.

4. The Council raised no objection to the proposed two-storey side and ground floor extension. Based on the evidence before me, and my observations on site, I agree with the Council in this respect, and proceed accordingly.

Main Issues

5. The main issues are the effect of the development on:

• the character and appearance of the host dwelling and surrounding area; and

• the living conditions of the occupiers of 22 Station Road (No.22), with particular regard to outlook.

Reasons

Character and Appearance

6. The appeal site comprises a two-storey semi-detached dwelling within a predominantly residential area of the settlement. Station Road is characterised by a varied mix of dwelling types, sizes and architectural styles, interspersed with groups of properties that exhibit a more uniform character and appearance. Many of the properties on the appeal site side of the road have long rear gardens, with the appeal property occupying a particularly generous plot that wraps around the rear boundaries of Nos. 28 and 30 Station Road.

7. The proposed two-storey rear extension would be flat-roofed and would project marginally beyond the proposed single-storey rear extensions. Its width and depth would be broadly comparable to those of the original dwelling, such that it would not read as a subordinate addition. As such, it would fail to relate sympathetically to the scale and proportions of the existing dwelling and would appear incongruous within its overall composition.

8. Given its location, the two-storey rear extension would not be prominent when viewed from nearby streets. However, it would be readily visible from neighbouring rear gardens. Although flat roofs are evident within the area, they are generally confined to single-storey extensions and dormer additions, rather than substantial two-storey rear extensions. Consequently, the extensive flat-roofed form would fail to integrate successfully with the prevailing roof patterns in the area.

9. Despite the use of matching materials, its substantial scale, bulk and extensive flat-roofed form would result in an overly dominant and unsympathetic addition. It would fail to respect the form, proportions and character of the original dwelling, causing harm to the character and appearance of both the host dwelling and the surrounding area.

10. For the above reasons, the proposed development would cause moderate harm to the character and appearance of the host dwelling and surrounding area. It would conflict with Policy DM9 of the Epping Forest District Local Plan 2011-2033 Part One Adopted March 2023 (LP). The policy seeks, amongst other things, a high quality of design which responds positively to the locality and respects and/or complements the form and setting of the original building.

Living Conditions

11. The proposed two-storey rear extension would be situated approximately 3 metres from the shared boundary with the neighbouring property at No. 22, which contains a chalet style dwelling with a lower ridge height than that of the appeal dwelling. The rear elevation of No. 22 currently projects beyond that of the existing two-storey element of the appeal dwelling. There are windows within its rear and side dormers that face the appeal site. These windows enable a degree of overlooking over the rear garden of the appeal site.

12. I acknowledge the appellant's concern that these windows give rise to a perception of overlooking into parts of their garden and private outdoor space. However, irrespective of this existing relationship, the occupiers of No. 22 currently benefit from an open outlook across the appeal site from these windows.

13. Whilst the proposal would not extend significantly beyond the rear elevation of the house at No.22, its depth, scale and proximity to the shared boundary would fundamentally alter the outlook from that property. Much of the existing open aspect would be replaced by views of a substantial blank flank wall. Consequently, in these views the extension would appear unduly dominant and overbearing, creating a harmful sense of enclosure for the occupiers of No.22.

14. For the above reasons, the proposed development would have a moderate harmful effect on the living conditions of the occupants of No.22. It would conflict with Policy DM9 of the LP which seeks, amongst other things, development to take account of neighbouring amenity and expects proposals to not result in an overly enclosed form of development or have a material impact on the outlook of occupiers of neighbouring properties.

Other Matters

15. Even if the development would not cause harm to the living conditions of the occupiers of No.22 having regard to daylight and sunlight, access, parking arrangements and the retention of adequate garden space, these would be neutral considerations that would not weigh in favour of the appeal.

16. The appellant has drawn my attention to an appeal decision (reference: 6006207) at 404 Fencepiece Road, Chigwell, Essex. Whilst I have had regard to that decision, the appeal site is located within a different part of the settlement with a different site context. Furthermore, the proposal in that case included a crown-roofed extension, whereas the appeal proposal incorporates a substantial flat-roofed two-storey extension. Given these material differences, and bearing in mind that each case must be determined on its own merits, I do not consider that decision to be directly comparable to the appeal before me.

17. Even if there is an aspiration to install solar panels on the flat roof, this does not form part of the proposal before me. Consequently, and because there is no certainty that the solar panels would be installed, I cannot attach weight to any benefits associated with them.

Planning Balance and Conclusion

18. The proposal would cause moderate harm to the character and appearance of the host dwelling and the surrounding area and the living conditions of the occupants of No.22 with particular regard to outlook. Therefore, and notwithstanding the benefits of the scheme, it conflicts with the development plan when taken as a whole and I attach substantial weight to this conflict.

19. Policy S3 of the Framework sets out a presumption in favour of sustainable development. 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 Framework's decision-making policies.

20. The development would provide additional internal floorspace within a settlement. In accordance with Policy L2(1)(d) of the Framework, I attach substantial weight to that benefit. In addition, a little weight is afforded to the short-term economic benefits arising from the construction phase of the development, in accordance with a Framework objective to build a strong, effective economy.

21. However, against these benefits, I have found the proposal would cause moderate harm to the character and appearance of the host dwelling and the surrounding area, as well as unacceptable harm to the living conditions of neighbouring occupiers. These adverse effects would conflict with Policies DP3(1) of the Framework, which requires development to respond positively to its context and integrate successfully with its surroundings, and Policy DP3(2), which seeks to create well-designed places. In light of DP3(3) and in the absence of any clear justification for the associated Framework policy conflict, substantial weight is attributed to these harms.

22. Consequently, taking all matters into account, the benefits of the proposal would be substantially outweighed by its adverse effects when assessed against the national decision-making policies in the Framework. That being the case, Framework policies S3 and S4 do not weigh in favour of the scheme.

23. The development conflicts with the development plan taken as a whole and there are no material considerations, either individually or in combination, that outweigh the identified harm and associated development plan conflict. Therefore, this appeal should be dismissed.

J Kirkaldy

INSPECTOR

Agenda item 8.1 Decisions by Epping Forest District Council for October 2026

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Loughton Fairmead	EPF/1610/26	124, Willingale Road, Loughton, IG10 2DA	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	07/10/2026	Lawful	Delegated Decision
	EPF/1635/26	31, Audley Gardens, Loughton, IG10 2EN	Loft conversion with rear dormer and front rooflights, front porch extension.	15/10/2026	Approve with Conditions	Delegated Decision
Subtotal Count	2					
Loughton Forest	EPF/1486/26	104, The Drive, Loughton, IG10 1HL	New outbuilding/ garden room to be used as a home office.	01/10/2026	Approve with Conditions	Delegated Decision
	EPF/1564/26	8, Summerfield Road, Loughton, IG10 4JF	Variation of Condition 2 Plan numbers of EPF/2553/25 (Erection of rear extensions at ground and first floor level, along with excavation of basement, and roof alterations including removal of chimney).	09/10/2026	Approve with Conditions	Delegated Decision
	EPF/1611/26	24, The Crescent, Loughton, IG10 4PY	Rear extension including ridge raise for loft conversion and ancillary outbuilding.	15/10/2026	Approve with Conditions	Delegated Decision
	EPF/1646/26	15, Spareleaze Hill, Loughton, IG10 1BS	Proposed extensions, roofing works including solar panels and dormers, boundary treatments and creation of therapy space (Revised application to EPF/1230/26).	15/10/2026	Approve with Conditions	Delegated Decision
	EPF/1156/25	179-181, High Road, Loughton, IG10 4LF	Adaptation of existing kitchen extract system and reinstatement to original position.	16/10/2026	Refuse	Delegated Decision
	EPF/1917/25	179-181, High Road, Loughton, IG10 4LF	Adaptation of existing kitchen extract system and reinstatement to original position.	16/10/2026	Refuse	Delegated Decision

	EPF/1349/26	3, Treetops View, Loughton, IG10 4PR	Part single, part two storey rear extension with provision of windows to rear roof slope.	20/10/2026	Approve with Conditions	Delegated Decision
	EPF/0712/26	61, Traps Hill, Loughton, IG10 1TD	Erection of replacement front boundary wall and soft landscaping.	28/10/2026	Refuse	Delegated Decision
	EPF/1687/26	15, Ollards Grove, Loughton, IG10 4DW	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	28/10/2026	Approve with Conditions	Delegated Decision
	EPF/1835/26	19, Habgood Road, Loughton, IG10 1HF	Single storey rear extension with flat roof.	29/10/2026	Not Required	Delegated Decision
	EPF/1738/26	44, Ollards Grove, Loughton, IG10 4DW	Proposed front extension to replace an existing garage.	29/10/2026	Approve with Conditions	Delegated Decision
Subtotal Count	11					
Loughton Roding	EPF/1785/26	Alandale Scaffolding, Langston Road, Loughton IG10 3SL	Approval of Details Reserved by Condition 4 (Contaminated Land) of EPF/1165/22 & EPF/0388/26 (New Data Centre) (Revised App to EPF/0678/26)).	13/10/2026	Split (Details Partially Approved)	Delegated Decision
	EPF/1559/26	Roding Valley Recreation Ground Changing Rooms , Near Roding Road, Loughton , IG10 3BS	Demolition of two derelict buildings (football changing room blocks).	15/10/2026	Approve with Conditions	Delegated Decision
	EPF/1420/26	65, Stonards Hill, Loughton, IG10 3EH	A single-storey lean-to style conservatory of PVCu construction with a dwarf wall base, attached to the rear elevation of	15/10/2026	Not Required	Delegated Decision

			the property. The structure features a white PVCU frame with 28mm toughened safety glass glazing and a glazed roof incorporating blue			
	EPF/1642/26	1, Barfields Path, Loughton, IG10 3JJ	Demolition of wc and store to side elevation. Erection of single storey rear and side extension and front porch. Removal of first floor cladding and replacement with new render elevations.	16/10/2026	Approve with Conditions	Delegated Decision
	EPF/1774/26	Alandale Scaffolding, Langston Road, Loughton IG10 3SL	Approval of Details Reserved by Condition 8 (Flood Risk Assessment) of EPF/1165/22 & EPF/0388/26 (New Data Centre).	22/10/2026	Approve	Delegated Decision
	EPF/1750/26	Cassis Court, Chigwell Lane, Loughton, IG10 3UA	Demolition of the existing bin store area and construction of a larger bin store area.	30/10/2026	Approve with Conditions	Delegated Decision
Subtotal Count	6					
Loughton St. John's	EPF/1649/26	Woodbury House, Woodbury Hill, Loughton, IG10 1JB	Two storey side extension.	02/10/2026	Approve with Conditions	Delegated Decision
	EPF/1703/26	1, The Gables, Church Lane, Loughton, IG10 1PD	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.	05/10/2026	Lawful	Delegated Decision
	EPF/1706/26	2, Clays Lane, Loughton, IG10 2RZ	Approval of Detail Reserved by Condition 6 Trees and Landscaping (Extension to rear and side of property, and associated landscape works)	05/10/2026	Approve	Delegated Decision
	EPF/1444/26	43, York Hill, Loughton, IG10 1HZ	TPO/EPF/03/87 T8: Western Red Cedar - Fell and replace, as specified.	06/10/2026	Refuse	Delegated Decision

			NB: The permitted specification of works is detailed in the conditions below.			
	EPF/1569/26	28, The Uplands, Loughton, IG10 1NH	Proposed alterations to front of house including New Porch, Boundary Wall/Gates and alterations to Front Landscaping.	07/10/2026	Approve with Conditions	Delegated Decision
	EPF/1496/26	56, Hilltop, Loughton, IG10 1PX	Proposed single storey rear extension, rear patio and front extension.	07/10/2026	Refuse	Delegated Decision
	EPF/1082/26	27, Carroll Hill, Loughton, IG10 1NL	Approval of Details Reserved by Conditions 5 Types and Colours of External Finishes, 7 EVP, 8 Surface Water Disposal, 9 Hard and Soft Landscaping, 11 Tree Protection Plan/Arboricultural Method Statement and 13 Full Ecological Survey of EPF/1598/25 (Demolition	07/10/2026	Split (Details Partially Approved)	Delegated Decision
	EPF/1615/26	26, Lower Road, Loughton, IG10 2RT	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	12/10/2026	Lawful	Delegated Decision
	EPF/1182/26	49, Church Hill, Loughton, IG10 1QP	Proposed vehicular gate and boundary wall.	13/10/2026	Refuse	Delegated Decision
	EPF/1581/26	32, Church Hill, Loughton, IG10 1LA	Proposed change of use from Funeral Parlour/Funeral Directors – Use Class E(c)(iii), to Children's Home – Use Class C2 (Residential Institutions).	13/10/2026	Approve with Conditions	Delegated Decision
	EPF/1612/26	14, Eleven Acre Rise, Loughton, IG10 1AN	Variation of Condition 2 Plan numbers of EPF/1425/25 (First floor side extension with alterations to tiled roof and repositioning of existing dormer).	13/10/2026	Approve with Conditions	Delegated Decision
	EPF/1224/26	65, Whitehills Road, Loughton, IG10 1TU	Certificate of Lawful Development for proposed installation of solar panels, inverter and battery system.	27/10/2026	Lawful	Delegated Decision
	EPF/1510/26	5, Firs Drive, Loughton, IG10 2SL	Alteration of existing roof to a raised, primary gable end roof. Proposed chalet	27/10/2026	Refuse	Delegated Decision

			bungalow to provide loft accommodation, rear extension, rear flat roof dormer, new openings and rooflights and an inset balcony.			
	EPF/1694/26	51, Church Hill, Loughton, IG10 1QP	Certificate of Lawful Development Proposed Single storey rear extension.	29/10/2026	Lawful	Delegated Decision
	EPF/1582/26	2, The Uplands, Loughton, IG10 1NH	Non-Material Amendment to EPF/0064/25 (Proposed new dwelling).	29/10/2026	Refuse	Delegated Decision
	EPF/1560/26	Land adjacent to 2 Uplands, Loughton IG10 1NG	Approval of Details Reserved by Conditions 3 Surface Water Drainage, 4 Hard and Soft Landscaping, 9 Biodiversity Enhancement Scheme and 12 Contaminated Land of EPF/2276/25 (s73 Variation of Condition 2 Plan Numbers of EPF/0064/25 (Proposed new self-build	29/10/2026	Split (Details Partially Approved)	Delegated Decision
Subtotal Count	16					
Count	**35**					