



# PLANNING AND LICENSING COMMITTEE

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

**Monday 8 June 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**

2 June 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 26 May 2026.
- 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.
  - 4.1 Epping Forest District Council Planning Committee A Meeting**  
The agenda for the Epping Forest District Council Planning Committee A Meeting, to be held on Wednesday, 10 June 2026 at 7pm has been published and includes the following item:  
**EPF/0302/26 - 121 Roding Road, Loughton**  
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.
  - 4.2 Appeal Decision**  
**EPF/1595/25 – The Warren, Epping Forest, Loughton, IG10 4AA.**  
**Proposal: Installation of an Air Source Heat Pump (ASHP) system and associated infrastructure. Appeal Reference: 6002773 – Min no PL395.1.1.**  
The Planning Inspectorate has advised that the above appeal is allowed, and planning permission is granted (with conditions). See attached notice, pages 5 – 9.
- 5 Planning Applications**  
To CONSIDER the planning applications received for the weeks 22 May and 29 May 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.**
  - 5.1 Full Planning Permission:**  
There are no applications listed under this permission.
  - 5.2 Removal/variation of conditions - Section 73 TCPA**  
**Application No:** EPF/0956/26  
**Officer:** Klajdi Koci  
**Location:** 14 Broadstrood, Loughton, IG10 2SB

**Proposal:** Variation of Condition 2 Plan numbers of EPF/0166/24 (Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of previously approved scheme EPF/0934/20)).

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/a0hTv00000HKYuz>

**5.3 Consent to display an advertisement Permission:**  
**There are no applications listed under this permission.**

**5.4 Householder Planning Permission:**

**Application No:** EPF/0986/26

**Officer:** Klajdi Koci

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

**Proposal:** Erection of single storey garden 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/a0hTv00000HNU21>

**Application No:** EPF/1000/26

**Officer:** Suleman Uddin

**Location:** 6 Steeds Way, Loughton, IG10 1HX

**Proposal:** Garage conversion with internal alterations, including the replacement of windows, modifications to external materials and 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/a0hTv00000HPIRP>

**5.5 Listed building consent (Alt/Ext)**  
**There are no applications listed under this permission.**

**5.6 Consent under Tree Preservation Orders**

**Application No:** EPF/0971/26

**Officer:** Thomas Peppiatt

**Location:** 1 Alderton Way, Loughton, IG10 3EQ

**Proposal:** TPO/EPF/09/07

T1: Oak - Crown reduce height by up to 2m, as specified. Reduce lateral spread by up to 3m, 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/a0hTv00000HLj0L>

**Application No:** EPF/1027/26

**Officer:** Robin Hellier

**Location:** 8 Connaught Avenue, Loughton, IG10 4DP

**Proposal:** TPO/EPF/04/14

T9: Pine - 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/a0hTv00000HSyFZ>

**Application No:** EPF/1028/26

**Officer:** Thomas Peppiatt

**Location:** 1 Grange Court, Loughton, IG10 4QX

**Proposal:** TPO/EPF/40/88

T1, T2, T3, T5: Ash - Selective prune of laterals to previous points to clear roofline on 4 Upper Park side, as specified. Selective prune of laterals by up to 3.5m to clear roofline on Grange Court side, as specified.

T4, T6, T7, T8 Sycamore - Selective prune of laterals to previous points to clear roofline on 4 Upper Park side, as specified. Selective prune of laterals by up to 3.5m to clear roofline on Grange Court side, 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/a0hTv00000HTj4n>

**5.7 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/1008/26

**Officer:** Suleman Uddin

**Location:** 21 The Crescent, Loughton, IG10 4PY

**Proposal:** Certificate of Lawful Development for side dormers and front 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/a0hTv00000HQFT3>

**Application No:** EPF/1042/26

**Officer:** Klajdi Koci

**Location:** 65 Southview Road, Loughton, IG10 3LQ

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

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000HVazt>

**Approval of details reserved by a condition:**

**Application No:** EPF/0992/26

**Officer:** Yee Cheung

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

**Proposal:** Approval of Details Reserved by Conditions 4 Soft Landscaping, 8 and 9 Flooding, 10 CEMP for Biodiversity, 13 Lighting, 14 Habitat Monitoring 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/a0hTv00000HO3UU>

**6 Decisions**

**6.1 Decisions by Epping Forest District Council**

\* See decision notices for May 2026 (pages 10 – 13).

**7 Licensing Applications**

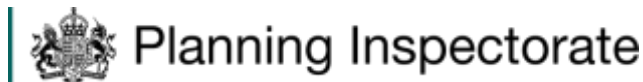
To CONSIDER any licensing applications which have come to the officers' attention since the last meeting of the Committee. Members are reminded that reference must be made to at least one of the four licensing objectives to validate any objections, as detailed below:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

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

**Mark Squire  
TOWN CLERK  
2 June 2026**

**Agenda item 4.2**  
**Appeal Decision**



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**Appeal Decision**

Site visit made on 16 April 2026

**by A James BSc (Hons) MA MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19<sup>th</sup> May 2026

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**Appeal Ref: 6002773**

**The Warren, Epping Forest, Loughton IG10 4AA**

- 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 Adam Fjaerem against the decision of Epping Forest District Council.
  - The application reference is EPF/1595/25.
  - The development proposed is installation of an Air Source Heat Pump (ASHP) system and associated infrastructure.
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**Decision**

1. The appeal is allowed and planning permission is granted for installation of an air source heat pump system and associated infrastructure at The Warren, Epping Forest, Loughton IG10 4AA in accordance with the terms of the application reference: EPF/1595/25 and subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with drawing nos 50905-VE-SW-XX-DR-A-XX01/PA2; 50905-VE-SW-XX-E-A-XX02/PA1; 50905-VE-SW-XX-DR-A-XX03/PA1; 50905-VE-SW-XX-DR-A-XX04/PA1; and, SHF3043015-ENZ-XX-XX-DR-L-0001/PL01.
  - 3) Prior to the commencement of above ground works, details of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
  - 4) The development hereby approved shall be carried out in accordance with the submitted landscaping details, ecology report and Noise Impact Assessment.

**Preliminary Matters**

2. As the appeal site forms part of the setting of a listed building, I have had special regard to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Main Issues

3. The main issues are:
  - whether the proposal would preserve the setting of a nearby listed building;
  - whether the proposed development would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies;
  - the effect of the proposed development on the openness of the Green Belt; and,
  - if the proposal is inappropriate development, would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations as to amount to the very special circumstances required to justify the development.

## Reasons

### *Listed building*

4. The Warren is a Grade II\* listed building (Ref: 1165605), which dates back to the 16<sup>th</sup> century. The building was originally used as a hunt standing, where hunts were viewed. The building was extended in the 18<sup>th</sup> century to form an inn and then converted to a dwelling in the early 19<sup>th</sup> century.
5. The north elevation of the building is split into three bays and has a near symmetrical façade; however, the entrance door is offset within the central bay. The building features French windows at ground floor level and six over six sash windows on the first floor. There is a string course separating the two storeys. The building sits in an elevated position with long distance views available over the surrounding countryside. Accordingly, the historic function of the building as a former hunt standing remains legible today. The rear of the building has been extended and altered and does not display the same level of special interest as the front elevation.
6. Based on the evidence before me and my site visit, I find that the special interest of the listed building derives from its historic and architectural interests as a former 16<sup>th</sup> century hunt standing, which has evolved over the centuries. The building's grand stature, its pleasing architectural style and design, use of traditional materials and its elevated position in the landscape make important contributions in these regards.
7. The building's special interest stems, in part, from its setting. The open vistas to the north of the building and the surrounding woodland make a positive contribution to the special interest of the heritage asset and reinforce its status as a Grade II\* listed building.
8. The appeal site and the listed building lie within the Warren Complex, which provides the administrative headquarters and operational hub for the City of London Corporation's management of Epping Forest. The site includes offices, staff facilities, operational services, maintenance, ecological monitoring and land stewardship activities. The proposal seeks to install an air source heat

pump system (ASHP) and associated pipework and electrical infrastructure. The ASHP units would be sited on a concrete plinth on an area of grassland adjacent to some existing barns and a service yard. The proposed ASHP system would be enclosed by an acoustic fence.

9. The proposal would be sited some distance away from the rear of the listed building and would be physically separated from it by existing built form and soft landscaping. The proposal by reason of its nature and size would be clearly read as an ancillary structure associated with the adjacent barns. Given the size, design, siting and intervening built form/soft landscaping, I find that the proposal would preserve the setting of the Grade II\* listed building.
10. The Council's Officer Report states that there are a number of historic ancillary structures to the south of the listed building, which are likely to be curtilage listed. I observed the surrounding buildings on my site visit. The Council has not raised any concerns in respect to the curtilage listed buildings in their submission. Based on the evidence before me and my site visit, I find that the proposal would also preserve the setting of historic ancillary structures.
11. Overall, I find that the proposal would preserve the setting of the Grade II\* listed building. The proposal would comply with Policies DM7 and DM9 of the Epping Forest District Local Plan 2011 – 2033, adopted March 2023 (the Local Plan). These policies among other things require that development proposals preserve and, wherever possible, enhance the significance of heritage assets having regard to the special architectural or historic interest of its character, appearance and the contribution made by its setting.

*Whether inappropriate development*

12. The appeal site lies within the Metropolitan Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight should be given to any harm, and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
13. The Framework states that development within the Green Belt is inappropriate, unless it falls within one of the listed exceptions. Paragraph 155 of the Framework states that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate development where it meets certain criteria. The appeal site does not perform a strategic function in preventing urban sprawl, settlement coalescence or in preserving the setting of a historic town. In this case, the appeal site lies adjacent to an existing complex of buildings and does not contribute strongly to purposes a), b) or d), as set out at paragraph 143 of the Framework.
14. The glossary to the Framework is clear that grey belt land excludes land where the application of the policies relating to areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting the development. In this case, I find that the proposal would preserve the setting of the Grade II\* listed building. As a result, the application of the policies relating to

assets of particular importance do not provide a strong reason for refusing the development. Given the above, I find that the appeal site can be classed as grey belt land and that the development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. Accordingly, the proposal would meet criterion a) of paragraph 155 of the Framework.

15. The proposal would replace the existing gas fired boilers and domestic hot water system for the site, which is currently housed in the adjacent building. The appellant advises that the ASHP system would fully serve the site's heating and hot water requirements, which would reduce carbon emissions and contribute to the government's aim of achieving net zero. Given the pressing need to mitigate against climate change and to achieve the government's goal of net zero, there is a demonstrable unmet need for the proposed development. As a result, the proposal would accord with criterion b) of paragraph 155 of the Framework.
16. The development would be located adjacent to the existing boiler house, which would provide an energy-efficient connection to the current heating and hot water systems via a heat exchanger. Once operational, the proposal would not result in any increase in vehicular traffic or have any impact on the transport network. Accordingly, I find that the proposal would comply with criterion c) of paragraph 155 of the Framework. The 'Golden Rules' set out at criterion d) are not applicable to this appeal.
17. For the reasons given above, I conclude that the proposal would not be inappropriate development within the Green Belt. As a result, it is not necessary for me to consider the impact of the proposal on openness. The proposal would therefore accord with Policy DM4 of the Local Plan, which seeks to protect the purposes of the Green Belt and prevent inappropriate development within the Green Belt.

#### **Other Matters**

18. A large part of the Epping Forest is designated as a Special Area of Conservation (SAC). The Epping Forest SAC has been designated primarily for its value in respect of beech trees and wet and dry heaths and for its population of stag beetle. As an internationally important site it is afforded the highest level of protection due to its habitats and species that are vulnerable or rare within an international context.
19. The Council has identified two main issues that are adversely affecting the Epping Forest SAC. The first is recreational pressure and the second is atmospheric pollution caused by vehicles travelling on roads in close proximity to the forest and emitting pollutants. The appeal proposal is not residential development and given its nature, it would not result in any recreational pressures to the SAC. The Council confirms that the level of trips generated to construct and maintain the proposal would be negligible. Accordingly, there would be no atmospheric impacts on the SAC. Overall, I find that the proposal would not have a likely significant effect, either alone or in combination on the specific qualifying features of the SAC.
20. The appeal scheme seeks to provide a 1,645.86% biodiversity net gain, through

off-site habitat creation, new species rich grassland, mixed scrub and tree planting immediately adjoining the site and the provision of bird and bat boxes. Due to the provisions of Schedule 7A, Part 2 of the Town and Country Planning Act 1990 (as amended) (the Act), and as none of the statutory exemptions apply in this case, the development may not be begun unless a Biodiversity Gain Plan has been submitted to and approved by the local planning authority. The submitted Biodiversity Gain Plan must demonstrate compliance with Part 1 of Schedule 7A of the Act. It is not necessary for this decision to replicate the statutory Biodiversity Gain Plan condition.

21. While I note that the Town Council have objected to the proposal, this does not alter my findings set out above.

**Conditions**

22. In addition to the standard time limit condition and in the interests of certainty, I have included a condition requiring that the development is carried out in accordance with the approved plans. To ensure an acceptable appearance of the development, details of external materials will be required by condition. In the interests of visual amenity, biodiversity and to protect the living conditions of neighbouring occupants, a condition requiring that the development is carried out in accordance with the submitted landscaping details, ecology report and Noise Impact Assessment is necessary.

**Conclusion**

23. For the reasons given above, having regard to the development plan as a whole and all other relevant material considerations, I conclude that the appeal should be allowed, subject to conditions.

*A James*

INSPECTOR

**Agenda item 6.1 Decisions by Epping Forest District Council for May 2026**

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
<b>Buckhurst Hill East and Whitebridge</b>	EPF/0559/26	1, Tylers Close, Loughton, IG10 3BD	Demolition of part of existing side residential extension and addition of single story 3m rear extension linked to remaining accommodation.	13/05/2026	Approve with Conditions	Delegated Decision
	EPF/0532/26	86, Southern Drive, Loughton, IG10 3BX	Single storey rear extension.	14/05/2026	Approve with Conditions	Delegated Decision
	EPF/0621/26	36, Roding Gardens, Loughton, IG10 3NH	Single storey rear extension.	20/05/2026	Approve with Conditions	Delegated Decision
Subtotal Count	3					
<b>Loughton Fairmead</b>	EPF/0631/26	195, Englands Lane, Loughton, IG10 2NU	Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring a maximum depth of 5 metres, height to eaves of 3 metres & a maximum height of 3 metres for a single storey rear extension.	01/05/2026	Approve	Delegated Decision
	EPF/0490/26	20, Hillcroft, Loughton, IG10 2PS	Demolition of garage and erection of single storey rear and side extension.	06/05/2026	Approve with Conditions	Delegated Decision
	EPF/0320/26	53, Pyrles Lane, Loughton, IG10 2NL	Erection of a part single and part two storey rear extension.	06/05/2026	Approve with Conditions	Delegated Decision
	EPF/0670/26	195, Englands Lane, Loughton, IG10 2NU	The proposal is for a 6m maximum depth single storey rear extension	11/05/2026	Approve	Delegated Decision
Subtotal Count	4					
<b>Loughton Forest</b>	EPF/0515/26	37, Spring Grove, Loughton, IG10 4QD	Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.	01/05/2026	Not Lawful	Delegated Decision
	EPF/0438/26	16, Station Road, Loughton, IG10 4NX	Approval of Details Reserved by Condition no. 3B Contamination of	06/05/2026	Approve	Delegated Decision

			EPF/1478/22 Proposed replacement dwelling.			
	EPF/0546/26	3, Treetops View, Loughton, IG10 4PR	Certificate of Lawful Development for proposed single storey rear extension.	08/05/2026	Lawful	Delegated Decision
	EPF/0599/26	43, Alderton Hill, Loughton, IG10 3JD	Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached dwelling).	14/05/2026	Approve with Conditions	Delegated Decision
	EPF/0465/26	26, Station Road, Loughton, IG10 4NX	Certificate of Lawful Development for two proposed ancillary garden buildings.	14/05/2026	Lawful	Delegated Decision
	EPF/0625/26	33, Woodland Road, Loughton, IG10 1HQ	Certificate of Lawful Development for hip to gable roof conversion, proposed loft conversion with rear dormer and front rooflights.	14/05/2026	Lawful	Delegated Decision
	EPF/0508/26	26, Station Road, Loughton, IG10 4NX	Partial demolition of existing side and rear extension, construction of side and rear extensions at ground and first floor.	14/05/2026	Refuse	Delegated Decision
	EPF/0624/26	33, Woodland Road, Loughton, IG10 1HQ	Proposed single storey wrap around extension.	15/05/2026	Approve with Conditions	Delegated Decision
	EPF/0586/26	5 Salcombe Park, High Road, Loughton, IG10 4QT	TPO/EPF/09/90  T1: Lime - Fell and replace, as specified.  NB: The permitted specification of works is detailed in the conditions below.	19/05/2026	Refuse	Delegated Decision
	EPF/0637/26	73, Tycehurst Hill, Loughton, IG10 1BZ	Rear and front extensions.	21/05/2026	Approve with Conditions	Delegated Decision

	EPF/0593/26	4, Hazelwood, Loughton, IG10 4ET	TPO/EPF/26/11  T9: Tulip - Crown reduction up to 30%, as specified.  NB: The permitted specification of works is detailed in the conditions below.	21/05/2026	Approve with Conditions	Delegated Decision
	EPF/0597/26	8, Summerfield Road, Loughton, IG10 4JF	Extension of a lower ground floor basement with associated hard and soft landscaping. Repositioning of external access stairwell.	26/05/2026	Approve with Conditions	Delegated Decision
Subtotal Count	12					
<b>Loughton Roding</b>	EPF/0492/26	89, Oakwood Hill, Loughton, IG10 3ER	Two storey rear and side elevations.	01/05/2026	Approve with Conditions	Delegated Decision
	EPF/0654/26	11, Crossfields, Loughton, IG10 3PY	Approval of Details Reserved by Condition 3 Surface Water Drainage of EPF/0975/19 Allowed on Appeal (Erection of new dwelling, following demolition of existing garage).	14/05/2026	Approve	Delegated Decision
	EPF/0733/26	70, Alderton Hall Lane, Loughton, IG10 3HE	Single storey side extension.	26/05/2026	Approve with Conditions	Delegated Decision
	EPF/0867/26	194, Roding Road, Loughton, IG10 3BS	Single Storey Rear Extension	26/05/2026	Not Required	Delegated Decision
Subtotal Count	4					
<b>Loughton St. John's</b>	EPF/0364/26	5, Hampton Mead, Loughton, IG10 1TX	Erection of single storey 2 bed custom build dwelling.	01/05/2026	Refuse	Delegated Decision
	EPF/1598/25	27, Carroll Hill, Loughton, IG10 1NL	Demolition of existing dwelling to create new 6 bedroom detached dwelling with dormers in roof to front and rear elevations.	01/05/2026	Approve with Conditions	Committee A
	EPF/0289/26	6, Pump Hill, Loughton, IG10 1RT	Proposed single storey rear extension.	06/05/2026	Approve with Conditions	Delegated Decision

	EPF/0552/26	8, Millsmead Way, Loughton, IG10 1LR	Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.	11/05/2026	Lawful	Delegated Decision
	EPF/0561/26	103, York Hill, Loughton, IG10 1RX	Grade II Listed building consent for internal works - additional support to a main beam.	13/05/2026	Application Withdrawn	
	EPF/0774/26	7, Ripley View, Loughton, IG10 2PB	TPO/EPF/29/08 T1: Yew - Crown lift lower crown on house side by up to 5m and by up to 1m elsewhere, as specified. T4: Ash - Crown reduce height by up to 3m and spread by up to 2m, as specified.  NB: The permitted specification of works is detailed in the conditions below.	19/05/2026	Approve with Conditions	Delegated Decision
	EPF/0731/26	50, Marjorams Avenue, Loughton, IG10 1PU	Proposed roof extension with dormers to rear and side.	26/05/2026	Approve with Conditions	Delegated Decision
Subtotal Count	7					
<b>Count</b>	<b>30</b>					