



PLANNING AND LICENSING COMMITTEE

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

Monday 6 July 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

30 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 22 June 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.
- 5 Planning Applications**
To CONSIDER the planning applications received for the weeks 19 June and 26 June 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/1209/26
Officer: Sukhvinder Dhadwar
Location: 69 Church Hill, Loughton, IG10 1QP
Proposal: Variation of Condition 2 of EPF/0489/25 (4no 3 bedroom houses in total, in a terrace configuration).
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/a0hTv00000HmHET>
 - 5.3 Consent to display an advertisement Permission:**
There are no applications listed under this permission.
 - 5.4 Householder Planning Permission:**
Application No: EPF/1037/26
Officer: Suleman Uddin
Location: 41 Smarts Lane, Loughton, IG10 4BU
Proposal: Proposed loft conversion.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans
<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000HUZ4z>

Application No: EPF/1184/26

Officer: Mohinder Bagry

Location: 16 St Johns Road, Loughton, IG10 1RZ

Proposal: Consolidation of existing ad hoc rear extensions into a coherent single-storey rear extension spanning the full width of the dwelling. First Floor Side and Rear Extension. Extension of the existing front dormer toward the boundary with No. 14. New rear dormer subservient to the overall roofscape. External Alterations New rendered walls, red plain clay tile roof to match existing, dark grey aluminium-framed double-glazed windows and bi-fold doors, cladding details to dormers, and photovoltaic panels to the rear roof slope.

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/a0hTv00000HiWwr>

Application No: EPF/1187/26

Officer: Mohinder Bagry

Location: 96 Jessel Drive, Loughton, IG10 2EQ

Proposal: Demolition of existing single storey rear extension. Erection of single storey rear extension extended front porch and two storey side extension.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000HjJuL>

Application No: EPF/1202/26

Officer: Kelly Sweeney

Location: 5 The Chase, Loughton, IG10 4RE

Proposal: Demolition of unsafe single storey garden room and construction of proposed new single storey flat roof 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/a0hTv00000Hllqw>

Application No: EPF/1230/26

Officer: Nathaniel Raimi

Location: 15 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed extensions, roofing works including solar panels and dormers, boundary treatments and creation of therapy 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/a0hTv00000HooJC>

5.5 Listed building consent (Alt/Ext)

Application No: EPF/1259/26

Officer: Klajdi Koci

Location: Loughton Underground Station, Station Approach, Loughton, IG10 4PD

Proposal: Grade II Listed Building consent for installation of new cameras, relocation of passenger information display and associated 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/a0hTv00000HqvV4>

5.6 Consent under Tree Preservation Orders

There are no applications listed under this permission.

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/1177/26

Officer: Caroline Brown

Location: Cassis Court, Chigwell Lane, Loughton, IG10 3UA

Proposal: Certificate of Lawful Development for proposed bin stores and screening.

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/a0hTv00000Hi1WT>

Application No: EPF/1178/26

Officer: Klajdi Koci

Location: 23 Rectory Lane, Loughton, IG10 1NZ

Proposal: Certificate of Lawful Development for proposed conversion of garage and store 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/a0hTv00000Hi6xZ>

Application No: EPF/1189/26

Officer: Klajdi Koci

Location: 57 Traps Hill, Loughton, IG10 1TD

Proposal: Certificate of Lawful Development for proposed single storey rear extension with flat roof and Juliet balcony at first floor.

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/a0hTv00000HjSMY>

Application No: EPF/1222/26

Officer: Suleman Uddin

Location: 292 Willingale Road, Loughton, IG10 2BP

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/a0hTv00000HnCe9>

Application No: EPF/1224/26

Officer: Suleman Uddin

Location: 65 Whitehills Road, Loughton, IG10 1TU

Proposal: Certificate of Lawful Development for proposed installation of solar panels, inverter and battery 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/a0hTv00000HnTa9>

Application No: EPF/1236/26

Officer: Klajdi Koci

Location: 8 The Avenue, Loughton, IG10 4PT

Proposal: Certificate of Lawful Development for proposed outbuilding.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000HpE2L>

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

Application No: EPF/1135/26

Officer: James Rogers

Location: 31 Roding Gardens, Loughton, IG10 3NH

Proposal: Prior notification for a larger home extension for a 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/a0hTv00000HeWDv>

Application No: EPF/1136/26

Officer: Marie-Claire Tovey

Location: 15 Dunmow Close, Loughton, IG10 3AS

Proposal: Prior notification for larger home extension for the following:

1. The proposed rear extension projects by 5225mm from the original rear wall.
2. The eave height to the No. 16 Dunmow Close side is 2.4m. The opposite side eave height is 3.0m.
3. Overall height (ridge height) is 3610mm.
4. The materials used on the external surfaces of the proposed extension will match those on the existing building.

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/a0hTv00000Hecnx>

Application No: EPF/1148/26

Officer: James Rogers

Location: 11 Westall Road, Loughton, IG10 2AF

Proposal: 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/a0hTv00000HfOML>

Application No: EPF/1168/26

Officer: Marie-Claire Tovey

Location: 7 Eversley Close, Loughton, IG10 3GT

Proposal: Single-storey rear extension extending 4.5 meters beyond the rear wall of the original dwellinghouse, with a flat roof and a maximum height of 3 meters. External materials to match the existing dwelling.

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

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000HgZ5K>

Application No: EPF/1207/26

Officer: Marie-Claire Tovey

Location: 50 Hillcroft, Loughton, IG10 2PS

Proposal: The extension is to be built to a depth of 5250mm.

The roof design is flat with an eaves height of 2980mm

The roof will not exceed 3000mm at any point along the boundaries

The height of the roof as it connects to the property will be 2825mm

The materials to be used will match the existing.

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/a0hTv00000HlxhB>

Approval of details reserved by a condition:

Application No: EPF/1193/26

Officer: Nathaniel Raimi

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Approval of Details Reserved by Conditions 19 and 20 Workplace and Hotel Guest Travel Plans of EPF/0035/24 (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 (Revised Scheme to EPF/1204/22)).

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/a0hTv00000Hjlx3>

6 Decisions

6.1 Decisions by Epping Forest District Council

No decision notices have been received.

7 Licensing Applications

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

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

8 Enforcement and Compliance

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

**Liz Petyt Start
TOWN CLERK
30 June 2026**