



MEETING OF THE PLANNING COMMITTEE

To be convened: Thursday 24 August 2023

Time: 6:30pm

Place of meeting: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members are hereby **SUMMONED** to attend the above meeting
to transact the following business.

Members are respectfully reminded that each item of business should be carefully
examined, with any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr Celina Jefcoate(Chair)
Cllr Rashni Chahal Holden
Cllr Rochelle Hodds
Cllr Faiza Rivzi
Cllr Naveed Akhtar
Cllr Pranav Bhanot

Cllr. Elliot Costa (Vice Chair)
Cllr Syed Raza
Cllr Lisa Skingsley Morgan
Cllr Renu Phull
Cllr Tes Gaffar

Members of the press and public are invited to attend this meeting. Members of the Public and Councillors are asked to note that in accordance with Standing Orders 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceeding of a meeting may take place.

Councillors are asked to note that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

Olga Linkeviciene

Acting Proper Officer

Date: 18 August 2023

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

3. MINUTES

To receive and confirm the minutes of the meeting held 10 August 2023 (Appendix 1)

4. PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

To **CONSIDER** the following applications, received for the weeks ending 4 and 11 August 2023

5. [EPF/0625/23](#) - 2, Courtland Drive, Chigwell, IG7 6PN

Demolition of existing dwelling and replacement with two structures containing a total of 5 new dwellings.

To note: Minor New build Sustainability Checklist responses detailing build standards and mitigation measures in additions to basic legal requirements to contribute towards EFDC climate change and Net Zero objectives

	Minimum requirement	Net Zero by 2050	Net Zero by 2030
Operational Energy	7	0	0
Renewable energy	4	0	0
Air Quality	3	2	2
Sustainable Movement	1	2	0
Water Management	3	1	1
Circular Economy/Waste	3	0	7
BREEAM rating (non Domestic development)	n/a	n/a	n/a
Total available mitigation measures		40	
Amber/Green measures taken		15	
Strategy submission checklist		6/19	
Additional strategies		None	

6. [EPF/1699/23](#) - 43, Chigwell Park Drive, Chigwell, IG7 5BD

Garage conversion, alterations to existing ground floor extension, first floor rear extension, rear dormer, alterations to roof and outbuilding.

To note:

Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 4/9

7. [EPF/1738/23](#) - Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

Extensions & alterations to existing dwellinghouse and demolition of existing stable block with replacement outbuilding - Revised scheme to [EPF/1477/22](#) (Officer report - Appendix 2) & [EPF/0255/23](#) (Officer Report - Appendix 3).

To note:

Green Belt: Yes

Listed Building: Yes

Minor New build Sustainability Checklist responses detailing build standards and mitigation measures in additions to basic legal requirements to contribute towards EFDC climate change and Net Zero objectives

	Minimum requirement	Net Zero by 2050	Net Zero by 2030
Operational Energy	0	7	0
Renewable energy	2	2	0
Air Quality	4	3	0
Sustainable Movement	0	0	0
Water Management	0	3	1
Circular Economy/Waste	4	1	5
BREEAM rating (non Domestic development)	1	3	0
Total available mitigation measures		44	
Amber/Green measures taken		25	
Strategy submission checklist		2/19	
Additional strategies		None	

8. [EPF/1742/23](#) - Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

Grade II listed building application for extensions & alterations to existing dwellinghouse and demolition of existing stable block with replacement outbuilding (Revised scheme to EPF/1477/22 & EPF/0225/23).

To note:

Green Belt: Yes

Listed Building: Yes

9. [EPF/1739/23](#) - Riverside Cottage, Roding Lane, Chigwell, IG7 6BH

Construction of new detached cart lodge.

To note:

Green Belt:	Yes
Sustainability Checklist response:	None

10. [EPF/1327/23](#) - 11, New Forest Lane, Chigwell, IG7 5QN

Extension of existing private residence to form additional and modified room layout including larger kitchen, additional bedroom with associated bathrooms and addition of new small basement area. Modification of existing elevations to suit new proposal including brick cladding and new windows, construction of new wall with railings at pavement line and modifications to hard and soft landscaping associated with proposal.

To note:

Sustainability Checklist response

Sustainability Design Principles Incorporated:	3/10
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Sustainability Building Elements Incorporated:	7/9
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11. [EPF/1693/23](#) - 48, Hainault Road, Chigwell, IG7 6QX

Demolition of existing extensions and erection of single storey rear extension

To Note:

Listed Building:	Yes
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Sustainability Checklist response:

Sustainability Design Principles Incorporated:	3/10
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Sustainability Building Elements Incorporated:	3/9
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12. [EPF/1694/23](#) - 48, Hainault Road, Chigwell, IG7 6QX

Grade II listed building application for the demolition of existing extensions and erection of single storey rear extension

13. [EPF/1729/23](#) - 17, Brook Way, Chigwell, IG7 6AW

Retrospective application for built outbuilding.

To Note:

Sustainability Checklist response:	Not provided
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14. [EPF/1735/23](#) - Bramstons, Roding Lane, Chigwell, IG7 6BE

Demolition of existing garage block and construction of new garage block.

To Note:

Green Belt:	Yes
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Sustainability Checklist response:

Sustainability Design Principles Incorporated:	2/10
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Sustainability Building Elements Incorporated:	3/9
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15. [EPF/1781/23](#) - 24, Ely Place, Chigwell, IG8 8AG

TPO/EPF/9/11

T14 Oak - Crown reduce to previous points, as specified.

To **CONSIDER** the position of this Council in light of the adoption of the Local Plan in regard to the following applications yet to be decided. Although these applications may have been before a previous Council, this Council is not bound by the decisions of any previous Council.

16. [EPF/2113/20](#) - Hainault Hall, 173 Lambourne Road Chigwell IG7 6JU

Installation of an outdoor swimming pool and hard landscaped surround in the grounds of Hainault Hall. The pool is adjacent to and associated with an annexe to the Hall (under construction).

To Note:

Green Belt:	Yes
Listed Building:	Yes (within the curtilage)

To **NOTE** and **COMMENT** if appropriate, the following Lawful Development Applications - Proposed (prospective applications where works have not yet been carried out). If a property owner wants to be certain that the existing or proposed use or development of a building is lawful for planning purposes or that their proposal does not require planning permission, they can apply for a 'Lawful Development Certificate' (LDC)

None

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition. This type of application is needed where a condition in a planning permission or a listed building consent requires details of a specified aspect of the development which wasn't fully described in the original application. These details need to be submitted for approval before the development can begin

17. [EPF/1765/23](#) - New Barns Farm, Roding Lane, Chigwell, IG7 6BJ

Application for approval of detail reserved by condition 3 'Additional drawings' and condition 4 'Sample area of pointing' on planning permission EPF/1122/23 (1. Replacement pointing in lime mortar materials on front ground and first floor aspect of house to improve airflow and breathability of brickwork. Sample area of 600mm by 600 mm has been completed and requires visit by Listed Buildings Officer to confirm their approval of the lime mortar mix.

2. Additional drawings of replacement casement window and first floor top sash window by Ventrolla, listed building joiners to be approved in writing by the Listed Buildings Officer)

To **NOTE** and **COMMENT** if appropriate, the following Prior Approval applications. Prior approval is a formal submission to the local planning authority and the purpose of it is to seek confirmation that specified parts of a development are acceptable, before work can commence

18. [EPF/1726/23](#) - 66, Grange Crescent, Chigwell, IG7 5JF

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior notification for the proposed 6m deep single storey rear extension, height to eaves 3m and maximum 3.30m.

To **NOTE** and **COMMENT** if appropriate, the following **APPEAL** submissions. The Council's existing comments will be noted by the Inspectorate and the Council may wish to make additional comments on any appeal

None

19. APPEAL COMMENTS

To review the Council's draft submissions on appeals and agree an appropriate course of action

20. COMMITTEE COMMENTS

To **CONSIDER** the following suggested wording where no Minor developments (1-9) sustainability checklist is provided/where the checklist does not demonstrate sufficient contribution to the net zero objectives of EFDC and **AGREE** an appropriate course of action

*The Council **OBJECTS** to new development that does not adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection*

To **CONSIDER** the following proposed comments for applications where no Householder sustainability checklist is provided/where the checklist does not demonstrate sufficient contribution to the net zero objectives of EFDC and **AGREE** an appropriate course of action

*The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection*

To **CONSIDER** the following proposed comment for applications where a Householder sustainability checklist is provided that the Council consider makes sufficient contribution to the net zero objectives of EFDC and **AGREE** an appropriate course of action



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 10 August 2023

Time: 6:30pm

Place of meeting: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members present:

Cllr Celina Jefcoate(Chair)

Cllr Rochelle Hodds

Cllr Faiza Rivzi #

Cllr Syed Raza #

Cllr Lisa Skingsley Morgan

Cllr Renu Phull

For part of the meeting

Member of the public: Two

Members of the Public and Councillors were asked to note that in accordance with Standing Orders 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceeding of a meeting would take place.

Councillors were asked to note that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

MINUTES

PL106/23 - APOLOGIES FOR ABSENCE

Apologies were **ACCEPTED** from Cllrs Akhtar, Chahal Holden, Costa and Gaffar. No other apologies were received and/or accepted

PL107/23 - DECLARATIONS OF INTEREST

All Councillors declared an interest in EPF/1416/23 (Former MOD site, Roding Lane) on the grounds the applicant was a fellow Councillor.

Cllr Jefcoate declared an interest in item 7 (EPF/1123/23) on the grounds of knowing the architect.

Cllr Skingsley Morgan declared an interest in item 13 (EPF/1598/23/23) on the grounds of living in the same road.

All Councillors resolved their interest was personal and not pecuniary and resolved to remain in the meeting

PL108/23 - MINUTES

The minutes of the meeting held 1 August 2023 were **AGREED** and signed by the Chair

#Cllr Rizvi joined the meeting

PL109/23 - PUBLIC PARTICIPATION

Two members of the public spoke in objection to item 6 (EPF/1517/23)

The following applications, received for the weeks ending 21 and 28 July 2023 were considered:

PL110/23 - [EPF/1517/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Single storey side and rear extension with flat roof. 3no flat roof lights. Internal alterations

Two letters of objection were received

Chigwell Parish Council comment: The Council **STRONGLY OBJECTS** to this application on the grounds of poor design and that it is considered damaging to the host building and detrimental to the local area, contrary to Policy DM9 of the adopted Local Plan.

It was noted the application appeared not to make sufficient contribution to the stated aims of EFDC of net zero by 2030/50

PL111/23 - [EPF/1508/23](#) - 42, Lechmere Avenue, Chigwell, IG7 5ET

Single storey rear extension & removal of original (converted) garage

Chigwell Parish Council comment: No objection. It was noted the application appeared not to make sufficient contribution to the stated aims of EFDC of net zero by 2030/50

PL112/23 - [EPF/1123/23](#) - 51, Manor Road, Chigwell, IG7 5PL

Demolition of existing private dwelling and replacement dwelling with basement

Chigwell Parish Council comment: The Council **OBJECTS** to new development that does not make sufficient contribution to meeting the objectives of Policy DM20 of the adopted Local Plan. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show over 60% of actions fall into the amber or green selections (Net Zero by 2050 and fulfilling these is made a condition of planning, then the council is willing to waive this objection

#Cllr Raza left the meeting

PL113/23 - [EPF/1632/23](#) - Woolston Manor Apartments, Abridge Road, Chigwell, IG7 6BX

TPO/EPF/42/01 (Ref: T33)

T33: Poplar - Selectively prune overhanging lower branches by up to 1.5m and overhanging upper branches by up to 2m, as specified.

Chigwell Parish Council comment: The Council **OBJECTS** to applications which may result in inappropriate treatment or felling of a protected tree. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

PL114/23 - [EPF/0895/23](#) - Oakbrook, Pudding Lane, Chigwell, IG7 6BY

Replacement dwelling house

Chigwell Parish Council comment: The Council **OBJECTS** to applications which may result in inappropriate development in Green Belt whether with or without special circumstances. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection.

The Council **OBJECTS** to new development that does not make sufficient contribution to meeting the objectives of Policy DM20 of the adopted Local Plan. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show over 60% of actions fall into the amber or green selections (Net Zero by 2050/30) and fulfilling these is made a condition of planning , then the council is willing to waive this objection

It was noted the replacement volume calculations appeared to include two outbuildings that will remain and the incorrect sustainability checklist was provided

PL115/23 - [EPF/1587/23](#) - 29 Forest Avenue, Chigwell, IG7 5BP

Chigwell Parish Council comment: The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The householder sustainability checklist was not available; the Council **OBJECTS** to this application on the grounds of insufficient available information. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

PL116/23 - [EPF/1600/23](#) - 4, Park View, Chigwell, IG7 5DF

Chigwell parish Council comment: The Council **OBJECTS** to this application on the grounds of mass, bulk and poor design and that it is considered detrimental to the local area, contrary to Policy DM9 of the adopted Local Plan

The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The submitted householder sustainability checklist showed 0 (zero) of the possible 19 (nineteen) sustainable design principles and building elements being adopted. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

PL117/23 - [EPF/1415/23](#) - 6, Great Oaks, Chigwell, IG7 5ES

Chigwell Parish Council: The Council **OBJECTS** to this application on the grounds of mass, bulk and poor design and that it is considered detrimental to the local area, contrary to Policy DM9 of the adopted Local Plan

Chigwell Parish Council comment: The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The householder sustainability checklist was not available; the Council **OBJECTS** to this application on the grounds of insufficient available information. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

To **NOTE** and **COMMENT** if appropriate, the following Lawful Development Applications - Proposed (prospective applications where works have not yet been carried out). If a property owner wants to be certain that the existing or proposed use or development of a building is lawful for planning purposes or that their proposal does not require planning permission, they can apply for a 'Lawful Development Certificate' (LDC)

PL118/23 - [EPF/1598/23](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.

Chigwell Parish Council: No Comment

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition. This type of application is needed where a condition in a planning permission or a listed building consent requires details of a specified aspect of the development which wasn't fully described in the original application. These details need to be submitted for approval before the development can begin

PL119/23 - [EPF/1576/23](#) - Former MOD Site, Roding lane, Chigwell

Chigwell Parish Council comment: The Council supports the Historic Officer's comments

PL120/23 - [EPF/1620/23](#) - 50 Hainault Road, Chigwell, IG7 6QX

Application for approval of details reserved by condition 3 'Additional Details' on [EPF/2584/22](#) (Listed Building application for proposed conversion of existing landing space on first floor to provide extra bedroom requiring installation of a roof window

Chigwell Parish Council: Provided all the relevant officers are in agreement in support, the Parish has no comment

To **NOTE** and **COMMENT** if appropriate, the following Prior Approval applications. Prior approval is a formal submission to the local planning authority and the purpose of it is to seek confirmation that specified parts of a development are acceptable, before work can commence

PL121/23 - [EPF/1676/23](#) - 137, Trotwood, Chigwell, IG7 5JW

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for the construction of a 6m deep single storey rear extension, height to eaves 2.90m and maximum height 3.16m.

Chigwell Parish Council: No Comment

PL121/23 - APPEAL SUBMISSIONS

None

PL123/23 - Appeal APPEAL COMMENTS

To review the Council's draft submissions on appeals and agree an appropriate course of action

PL124/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

It was agreed the Chair would draft suggested comments for sustainability checklists to be considered at the next meeting

PL125/23 - DATE OF THE NEXT MEETING

24 August at 6.30pm

The meeting closed at 7.24pm

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1477/22 & EPF/0255/23 (LB)		PL No:		
Site Address:	Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY				
Proposal:	Rear extension to existing dwellinghouse at ground and first floor with a renovation of existing openings. Reconstruction of the existing roof. Overall renovation of the existing structure to bring it in line with modern requirements				
Green Belt	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	TPO (Veteran Trees)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Heritage Asset (Listed)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Flood Zone	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Enforcement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Representations					
Town/Parish Council Comments, if any:					
Objection <input type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input checked="" type="checkbox"/>		
Neighbour Responses, if any:					
Planning Considerations					
<p>Character and Appearance: I do not intend to repeat the Conservation Officers comments here, which is publicly available on the web, but I summarise below;</p> <p>The Council are not satisfied with the findings of the submitted heritage statement which is also deficient in its assessment. Consequently, together with the above, the proposal would cause harm to the special historic and architectural character of the curtilage listed buildings (Coach House and the Stable Block), and that of the setting of the grade II listed building, Patsalls, contrary to Policy DM7 of the Epping Forest District Local Plan 2011-2033 (2023), Paragraphs 189, 194, 195, 197, 199, 200 and 202 of the NPPF 2021.</p>					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>			
Neighbouring Amenities: No harm due to separation distance from neighbouring properties.					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			
Green Belt: Proposed works are not a disproportionate addition over and above the size of the original building.					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			
Highway Safety/Parking: No objections raised by Highways Officer.					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			

EFDC Householder & Other Minor Applications Check List

Trees and Landscaping: No objections raised by Councils Tree Officer subject to conditions.		
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>
Comments on Representations, if any:		
Additional Notes:		
Officer Recommendation:	Approve <input type="checkbox"/>	Refuse <input checked="" type="checkbox"/>

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1477/22 & EPF/0255/23 (LB)		PL No:		
Site Address:	Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY				
Proposal:	Rear extension to existing dwellinghouse at ground and first floor with a renovation of existing openings. Reconstruction of the existing roof. Overall renovation of the existing structure to bring it in line with modern requirements				
Green Belt	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	TPO (Veteran Trees)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Heritage Asset (Listed)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Flood Zone	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Enforcement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Representations					
Town/Parish Council Comments, if any:					
Objection <input type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input checked="" type="checkbox"/>		
Neighbour Responses, if any:					
Planning Considerations					
<p>Character and Appearance: I do not intend to repeat the Conservation Officers comments here, which is publicly available on the web, but I summarise below;</p> <p>The Council are not satisfied with the findings of the submitted heritage statement which is also deficient in its assessment. Consequently, together with the above, the proposal would cause harm to the special historic and architectural character of the curtilage listed buildings (Coach House and the Stable Block), and that of the setting of the grade II listed building, Patsalls, contrary to Policy DM7 of the Epping Forest District Local Plan 2011-2033 (2023), Paragraphs 189, 194, 195, 197, 199, 200 and 202 of the NPPF 2021.</p>					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>			
Neighbouring Amenities: No harm due to separation distance from neighbouring properties.					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			
Green Belt: Proposed works are not a disproportionate addition over and above the size of the original building.					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			
Highway Safety/Parking: No objections raised by Highways Officer.					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			

EFDC Householder & Other Minor Applications Check List

Trees and Landscaping: No objections raised by Councils Tree Officer subject to conditions.		
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>
Comments on Representations, if any:		
Additional Notes:		
Officer Recommendation:	Approve <input type="checkbox"/>	Refuse <input checked="" type="checkbox"/>