

Our Ref: PL/EPF/1799/19 LB

**TOWN AND COUNTRY PLANNING ACT 1990
(LISTED BUILDINGS AND CONSERVATION AREAS)
PLANNING DECISION NOTICE**



Planning Services Directorate
Civic Offices,
323 High Street,
Epping,
Essex CM16 4BZ

An electronic version of this
decision notice is available
on our website:
www.eppingforestdc.gov.uk/iplan

To: MEK Town Planning and
Design Consultants Ltd
Flat 14 Clive House
Haddo Street
Greenwich
London
SE10 9RH

Proposal: Amendment to Grade II Listed Building Consent EPF/0349/18 (Retention of height of rear pool building with incorporation of roof light windows, excavation of pool building by 1.2m to create mezzanine floor above pool, alterations to and raising of roof of existing garage building, and formation of basement in existing garage building to be used as a gym with rooms above).

Location: Hainault Hall, 173 Lambourne Road, Chigwell, Essex, IG7 6JU

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **REFUSE LISTED BUILDING CONSENT** for the development described above, for the reasons listed below.

Signed

A handwritten signature in black ink, appearing to read 'N. Richardson'.

N. Richardson
Planning Services Director.

Date: 25 September 2019

Reasons for Refusal

- 1 The proposal would result in significant harm to the setting of the listed building by the increased bulk of the proposed garage/pool building, the harm caused to the appearance and special interest of the listed building and the wider street scene of Maypole Drive. This is supported by policies HC10 and HC12 of the Local Plan and Alterations (1998 and 2006), policy DM7 of the Submission Version Local Plan (2017), and the NPPF (2019).

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Informatives:

This decision is made with reference to plan numbers: DS-08A, DS-11A, DS-10A, DS-01, DS-09A, DS-07A, DS-02, DS-06, DS-04, DS-05

NOTES RELATING TO LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for Communities and Local Government (Tollgate House, Houlton Street, Bristol BS2 9DJ) in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel. 0303 444 5000). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land had become capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Planning and Compensation Act 1991.
4. Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to effect of which is that demolition may not be undertaken (despite the terms of the consent granted by or on behalf of the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 1AB and the commission subsequently have either been given reasonable access to the buildings for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).