Our Ref: EPF/1529/21

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) Order 2010
PLANNING DECISION NOTICE

Epping Forest District Council

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

Case Officer was: Kie Farrell
Direct Line: 01992564000 ext

Email:
kfarrell@eppingforestdc.gov.uk

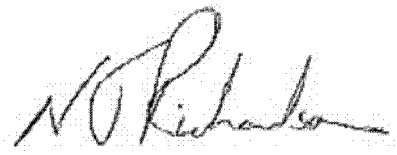
To: Hertford Planning Service
Westgate House
37-41 Castle Street
Hertford
SG14 1HH

Proposal: Removal of existing conservatory and erection of part single storey and part two storey rear extensions.

Location: 8 The Magpies, Epping Upland, Epping, CM16 6QG

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **GRANT PERMISSION** for the development described above, subject to compliance with the conditions listed below.

Signed



N. Richardson
Planning Services Director.

Date: 25 August 2021

Conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

   Reason:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

   Drawing 14391-P001-B - Proposed Plans and Elevations
   Drawing 14391-S001-1st - Existing Plans and Elevations
   Photographs

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

5 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF 2021.

Informatives:
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Notes:-

It is important that you read and understand all the following:

a. **This decision is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.**
b. Applicants must satisfy themselves that **all further consents** have been obtained including, where appropriate, those affecting protected trees and Public Rights-of-Way.
c. Applications relating to **Council-owned or former Council-owned dwellings** must meet the requirements of covenants of their lease or deeds by obtaining consent for any works from the Communities Directorate.

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It is a **legal requirement** that all new domestic and commercial property addresses are registered by our Street Naming and Numbering team. If a property is not lawfully assigned an address through this process it will not appear on the council's Local Land and Property Gazetteer which is used by Royal Mail and the Emergency Services. Apply on line at https://www.eppingforestdc.gov.uk/planning-and-building/apply-to-name-or-number-a-property-or-development/

e. The Council's recommended **hours of construction work** are:

7.30am – 6.30pm Monday to Friday 8.00am – 1.00pm Saturday
No noisy work on Sundays and Bank/Public Holidays

f. The Council encourages all developers to follow the principles of **Sustainable Drainage Systems (SuDS)** in designing facilities for the handling of rainwater run-off. Furthermore, if storm drainage discharges to an existing ditch or watercourse and/or if any works are to take place to, or within 8 metres of, any open or piped watercourse, then Land Drainage Consent is required from the Council under its byelaws.

g. Applicants are advised **not to store building materials** on the highway and not to damage highway verges, so please avoid parking construction vehicles and machinery on verges. If any damage occurs, the Council will require verges to be restored at the applicant's expense. Please be aware that highway damage is easily reported through the Council's website and will be investigated by Essex County Council officers.

h. Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.

There are varying time periods in which to make an appeal, which are:

Advertisement consent application - within 8 weeks from receipt of the decision notice

Refusal of a householder planning application or a 'minor commercial' development application - within 12 weeks from the date on the decision notice

Listed Building Consent application and any other types of application - within 6 months from the date on the decision notice

Discontinuance Notice – appeal **must** be received by Planning Inspectorate **before** the effective date of the notice

Certificate of Lawful Use or Development - No time limit

Non determination of applications – Appeal can be made any time within 6 months (**with the exception of advertisement consent applications for which appeals must be made within 28 days**) from the date which the local planning authority had to determine the application (13 weeks for major or 8 weeks for minor unless an extended period of time had been previously agreed)

If an **enforcement notice** is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you **must** do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of the notice, whichever period expires earlier.

For further details of how and when to appeal, including the varying time periods in which to make an appeal, please see the Procedural Guide issued by the Planning Inspectorate which can be found at https://www.gov.uk/government/publications/planning-appeals-procedural-guide

i. Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

j. Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application

to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.