

Our Ref: EPF/2990/21

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Development Management**  
**Procedure) Order 2010**  
**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](http://www.eppingforestdc.gov.uk/iplan)

Case Officer was: Marie-Claire Tovey  
Direct Line: 01992 564414  
Email: [mtovey@eppingforestdc.gov.uk](mailto:mtovey@eppingforestdc.gov.uk)

To: DLP Consultants LTD  
Unit 107, Clerkenwell  
Workshops  
27-31 Clerkenwell Close  
Farringdon  
London  
EC1R 0AT

**Proposal:** Single storey ground floor rear and side extensions.

**Location:** 17 High Elms, Chigwell, IG7 6NF

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**

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

N. Richardson  
Planning Services Director.

**Date:** 02 March 2022

**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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building [or those specified on the approved plans, or those specified in the submitted application form].

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 [or DBE1 if structure is not a residential extension] of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

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- 3 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:
- Existing Ground Floor Plan 17HE-STR01
  - Existing Elevations D05
  - Existing Elevations D06
  - Existing Roof Plan D04
  - Proposed Ground Floor Plan Showing Structure Above 17HE-STR02
  - Proposed Ground Floor Plan Showing Ground Beams and Piles 17HE-STR03
  - Proposed Sections 17HE-STR04
  - Proposed Elevations D07 REV1
  - Proposed Elevations D08
  - Proposed Roof Plan D03
  - Proposed Details 01 17HE-STR05
  - Proposed Details 02 17HE-STR06
  - Proposed Details 03 17HE-STR07
  - Site Location Plan D12
  - Tree Protection Plan MWA TPP 01
  - Soft Landscaping Plan MWA SLP 01

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

- 4 Soft landscaping shall be implemented as shown on MWA Arboriculture 'Soft landscaping scheme' drawing reference MWA SLP 01 (dated 8th November 2021); and the accompanying planting schedule. The works shall be carried out prior to the occupation of the building or completion of the development. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 5 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or

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hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 7 No preliminary ground works shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of piles and an above ground beam design. Drawings submitted shall include cross sectional detail of pile and beam join and the location of piles in plan form. The development shall be carried out only in accordance with the approved documents.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the trees on and adjacent to the site are safeguarded, in accordance with policy LL10 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021.

**Informatives:**

Reason for granting permission: The proposal generally accords with the relevant policies and there were no other relevant considerations to determine otherwise.

**Notes:-**

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

- This decision is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.**
- Applicants must satisfy themselves that **all further consents** have been obtained including, where appropriate, those affecting protected trees and Public Rights-of-Way.
- 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.

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/>

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- 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.