

To / Zara Seelig
From / Frederique Caillat
Date / 18th December 2019
Your ref / EPF/2511/19
Our ref /
File ref / 016339



ADDRESS // LAND TO REAR OF 257 TO 259, HIGH STREET, EPPING CM16 4BP
PROPOSAL // A NEW REPLACEMENT BUILDING, AND A CHANGE OF USE FROM STORAGE B8 TO CAFE A3.

Initial remark // The structure subject to this planning application is currently mostly demolished. Therefore, the submitted plans showing the existing structures are not correct as they are depicting a standing building.

The proposal site stands within the Epping Conservation Area and is attached at the rear of no. 259 High Street, listed at grade II. This structure could therefore be considered as curtilage listed due to its location; however its fabric being made of inconsistent materials we do not feel it can be considered to be curtilage listed.

The impact of the present derelict/demolished structure causes clear harm to both the character and appearance of the conservation area and the setting of the listed building. Therefore, we would support the reconstruction of a building at this location. The proposed scheme appears to be acceptable in scale and forms. Due to its location both within the conservation area and its proximity with the listed building the use of traditional/ vernacular materials will be essential. The use of unsympathetic materials such as Upvc windows and doors and cement cladding will therefore be strongly resisted.

In line with the above, the proposed development is supported as it could be seen as an opportunity to enhance the character and appearance of this part of the conservation area and the setting of the listed building, subject to the following conditions;

- **Non-standard condition - The roof covering shall be made with red plain clay tiles / pantiles.**
Reason:- To ensure the proposed works preserve the special architectural and historic interest of the building, in accordance with the guidance contained within the National Planning Policy Framework, policy HC12 of the adopted Local Plan and Alterations, and policy DM 7 of the Epping Forest District Council Local Plan Submission Version 2017.
- **Non-standard condition - The walls shall be clad with timber, with a featheredge finish.**
Reason:- To ensure the proposed works preserve the special architectural and historic interest of the building, in accordance with the guidance contained within the National Planning Policy Framework, policy HC12 of the adopted Local Plan and Alterations, and policy DM 7 of the Epping Forest District Council Local Plan Submission Version 2017.
- **Non-standard condition - Any windows and doors shall be made in timber.**
Reason:- To ensure the proposed works preserve the special architectural and historic interest of the building, in accordance with the guidance contained within the National Planning Policy Framework, policy HC12 of the adopted Local Plan and Alterations, and policy DM 7 of the Epping Forest District Council Local Plan Submission Version 2017.
- **SCNLB13 – Rainwater goods**
All new rainwater goods and soil and vent pipes shall be of black painted metal.
Reason:- To ensure the proposed works preserve the special architectural and historic interest of the building, in accordance with the guidance contained within the National Planning Policy Framework, policy HC12 of the adopted Local Plan and Alterations, and policy DM 7 of the Epping Forest District Council Local Plan Submission Version 2017.

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- **SCNLB07 - No meter boxes, vent pipes, flues, ducts, or grills shall be fixed**

No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the fabric of the building without the prior, written approval of the Local Planning Authority.

Reason:- To ensure the proposed works preserve the special architectural and historic interest of the building, in accordance with the guidance contained within the National Planning Policy Framework, policy HC10 [or HC13 for conversions] of the adopted Local Plan and Alterations, and policy DM 7 of the Epping Forest District Council Local Plan Submission Version 2017.

This is supported by policy HC6, HC7, HC10 and HC12 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 190, 192, 193 and 194 of the NPPF (2019).

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