

To / Zara Seelig
From / Fred Caillat
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Epping Forest District Council

ADDRESS // ELMS FARM, EQUINE LIVERY YARD, WAPLES MILL RD., ABBESS BEAUCHAMP & BERNERS RODING, ONGAR CM5 0TE

PROPOSAL // RE-SUBMISSION OF APPLICATION FOR THREE LIVERY YARD MOBILE HOMES FOR TWO YEAR TEMPORARY SITING AND ASSOCIATED ADDITIONAL GRAZING.

Elms Farm is an historic farmstead included a number of listed buildings, and amongst them Elms Farmhouse is a building dating from the mid 17th century with an early/mid 19th century two storey extension to the south. It is timber framed and rendered under a clay plain tile roof with 19th century casement windows. To the rear (east) of the farmhouse is a timber framed and weatherboarded brew house contemporary in date with the farmhouse and mentioned within the listing description. To the front (west) are the barn complex, stables and granary, all listed at grade II. The farm also includes large modern agricultural buildings to the east.

The application seeks a two year temporary permission for the re-positioning of three mobile homes on the site.

The mobile-homes are currently located within the garden of the farmhouse. While this siting is away from public view, it does have a significant and detrimental impact on the character and setting of the listed building. Their repositioning away from this sensitive location is therefore welcomed and the proposed locations found to be acceptable.

In line with the above, this application is recommended to be APPROVED.

This is supported by policies HC10 and HC12 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 184, 189, 190, 192, 193 and 194 of the NPPF (2019).

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