

To / Alastair Prince  
From / Fred Caillat  
Date / 13<sup>th</sup> April 2021  
Your ref / EPF/0504/21  
Our ref /  
File ref / 010189



ADDRESS // PURLIEU HOUSE, 11 STATION ROAD, EPPING, CM16 4HA

PROPOSAL // ADDITIONAL STOREY TO FACILITATE THE CREATION OF SIX FLATS AND CHANGE OF USE OF PART GROUND FROM B1 OFFICE TO RETAIL FOR THE BUILDING TO COMPRISE OF A RETAIL UNIT ON THE GROUND FLOOR AND RETAINED UNDER CROFT PARKING, OFFICES TO FIRST FLOOR, AND THE FLATS ON THE SECOND AND NEWLY CREATED THIRD FLOOR.

Purlieu House, subject to this application, and the directly opposite Edmunds House are both late 20<sup>th</sup> century constructions standing on prominent corners, and forming the south-eastern gateway of the Epping Conservation Area.

It is considered that their current scale at three to four storeys has been allowed by reason of their corner location, which requires some presence. After assessing their design, it appears that both buildings have been developed around the same scale and massing approach; the greater height directly onto the corner of the roads with a clear stepping down to meet lower adjacent buildings. In addition, the intended massing of Purlieu House has been accompanied by a different material treatment for the top storey using dark timber cladding to help lessen the bulk.

It is proposed to add an extra storey on top of the existing and to cover the top two storeys with light coloured render. This proposal is considered to go against the previous design approach as it will result in a solid four storey block discordant in scale within the street scene, dominating the adjacent buildings. The proposed facing material will only worsen this overbearing effect.

In line with this, we cannot support the proposed scheme and recommend this planning application to be REFUSED.

This is supported by policies HC6 and HC7 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 189, 190, 192 and 194, 200 and 201 of the NPPF (2019).

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