

EPF/0504/21

Purlieu House
11 Station Road
Epping
CM16 4HA
P Saggars

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.

Committee **OBJECT** to this application.

Committee stated that this was an overdevelopment of the site with the additional floor to be added, would cause a tunnelling effect. The Committee questioned whether the building's structure could support another floor in case there is a health and safety issue.

Committee are concerned that as this building is in the conservation area, it would have such a negative impact on the street scene.

This additional storey along Station Road, and the higher building would have a negative impact on Honeysuckle Mews on the opposite corner of Hemnall Street and Station Road. Committee were concerned about loss of light to other properties nearby with the extra floor added.

The proposal does not provide sufficient parking for four flats, which would put additional pressure on the surrounding roads. The increased traffic resulting from the additional flats would be detrimental to highway safety, given its proximity to a busy junction, contrary to policy ST4.

The Committee acknowledged one neighbour's comments. The Committee were told there is an access/egress to the parking area for Flacks Mews and several High Street businesses, including the funeral director, is via a keypad operated security gate. This gate is very narrow and access is frequently blocked by inconsiderate drivers despite signage and parking restrictions.

If planning permission is given for this application, the Committee requests the following conditions be included with any planning permission.

1. Working time restrictions between the hours of 7.30am and 5.30pm on weekdays only - to limit noise and help mitigate parking issues.
2. No weekend or public holiday working.
3. No blocking of the access/egress gate to Flacks Mews at any time during the construction period.
4. Contractors and sub-contractors to be made aware of the parking restrictions (DYL) in Hemnall Street immediately adjacent to the development.
5. In the event that heavy machinery and/or large deliveries are scheduled, or if any of the previous three conditions cannot be met for any reason, then at least two days written notice is provided to all residents, tenants and businesses living or operating out of Flacks Mews.
6. That a contact number is provided for the clerk of works, employers agent or equivalent to all residents, tenants and businesses operating out of Flacks Mews to facilitate rapid resolution of problems with contractors.

Committee also note that works to the retail ground floor property have already begun, without full planning permission being granted and would request that applicants are strongly deterred from this practice.

Relevant policies: CP2 (iv), DBE9, DBE10 (i), (ii), H3A (iv), ST2 (Adopted Local Plan)
Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii)
NPPF: Para 108(b), 110(d), 124

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)