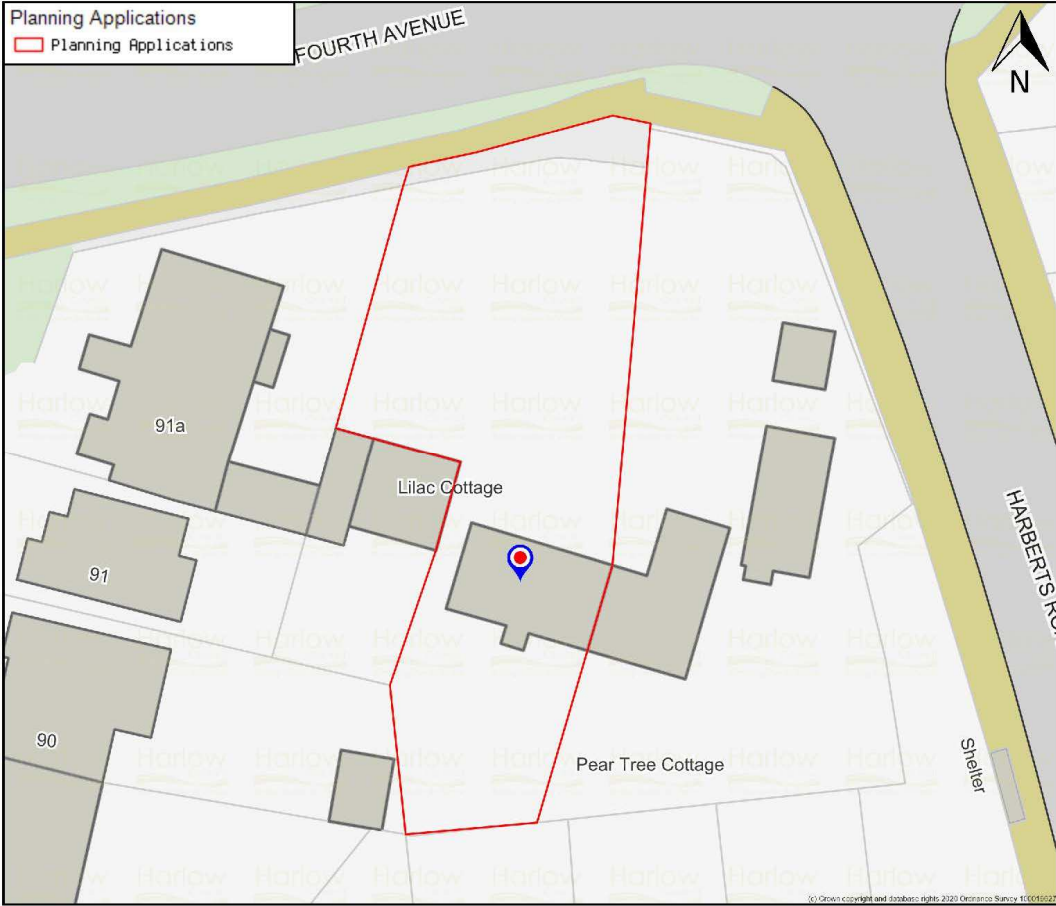


**Lilac Cottage , Harberts Road, Harlow, Essex,
CM19 4EU**

**HW/HSE/23/00426 & HW/LBC/23/00427:
Demolition of existing detached garage to
allow for construction of detached double
garage with loft storage (Amended Proposal
Description)**

Location Plan



Aerial Image

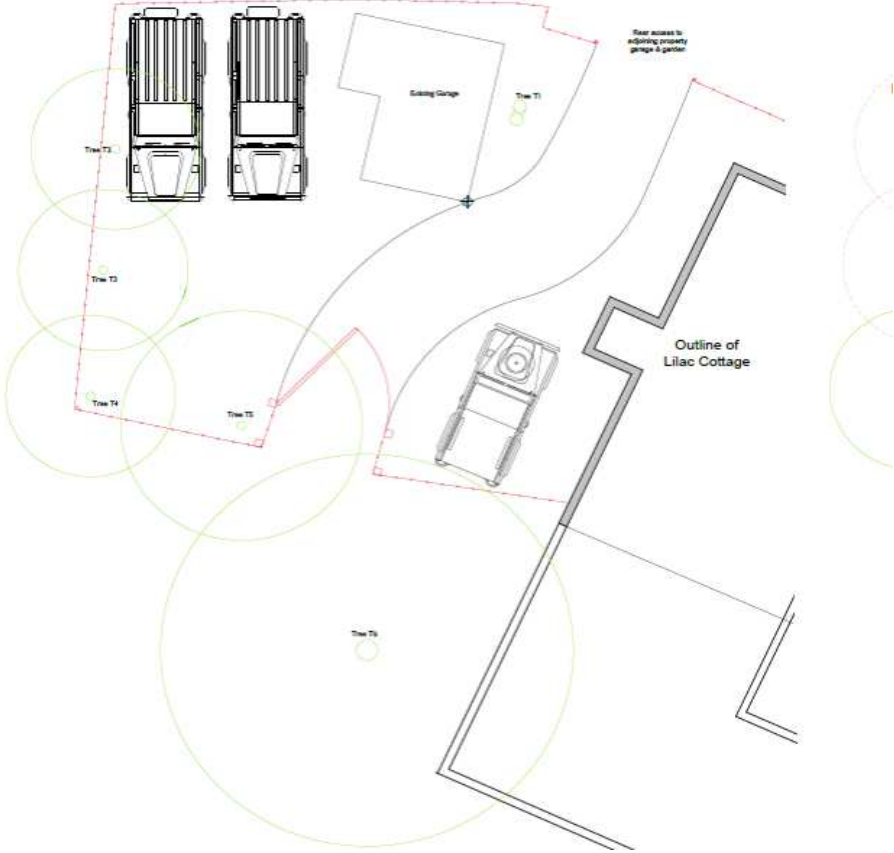
Lilac
Cottage
(Listed
Building)



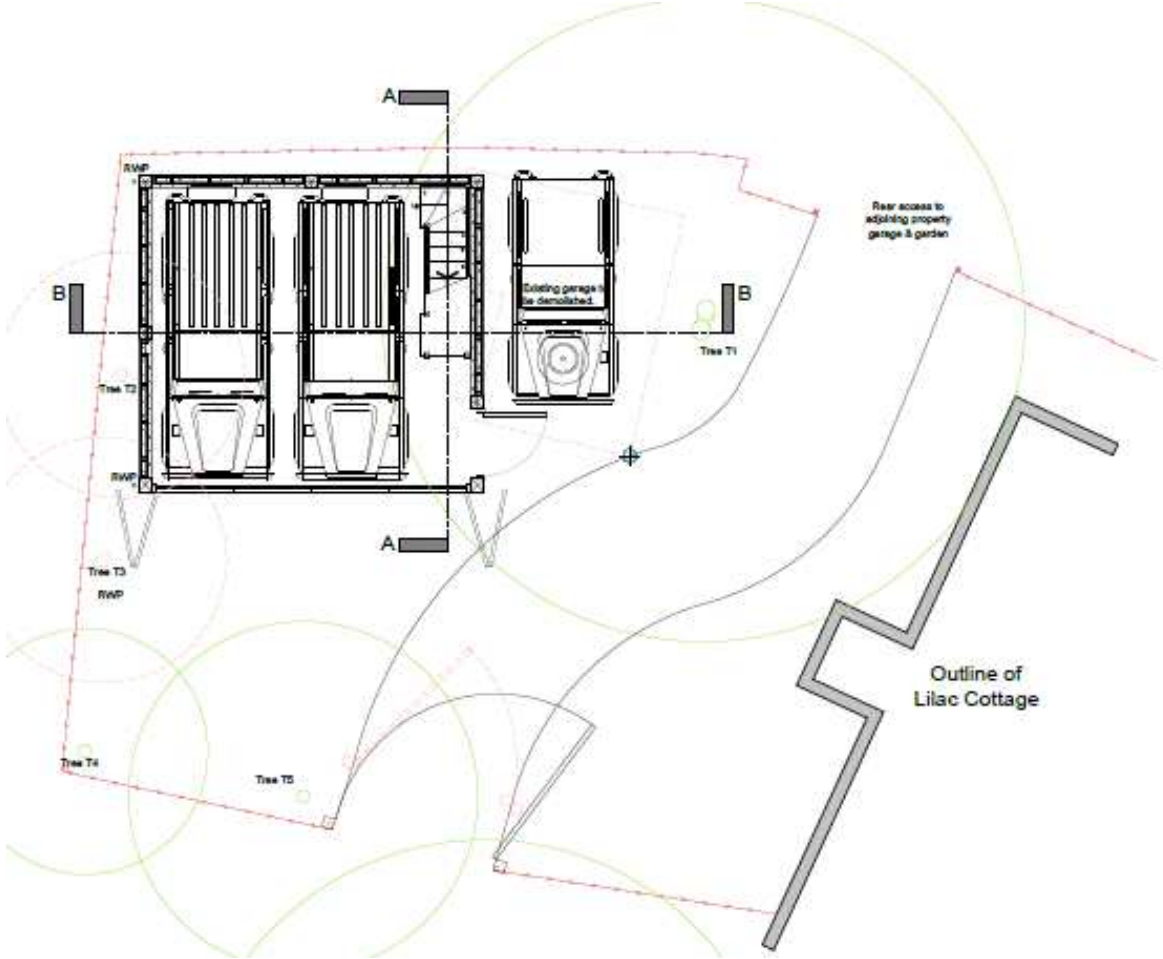
Harberts
Road

Access

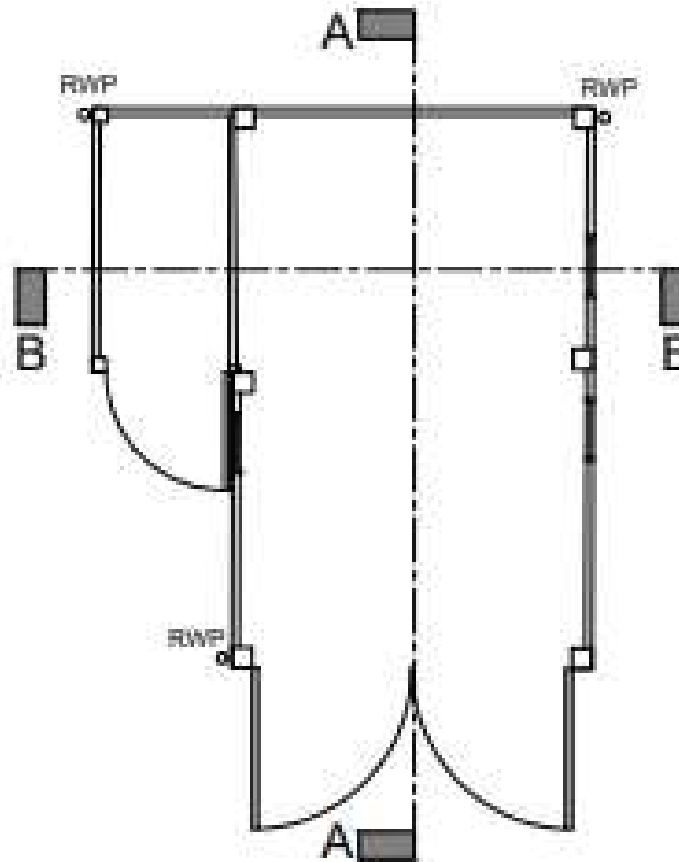
Existing Site Plan



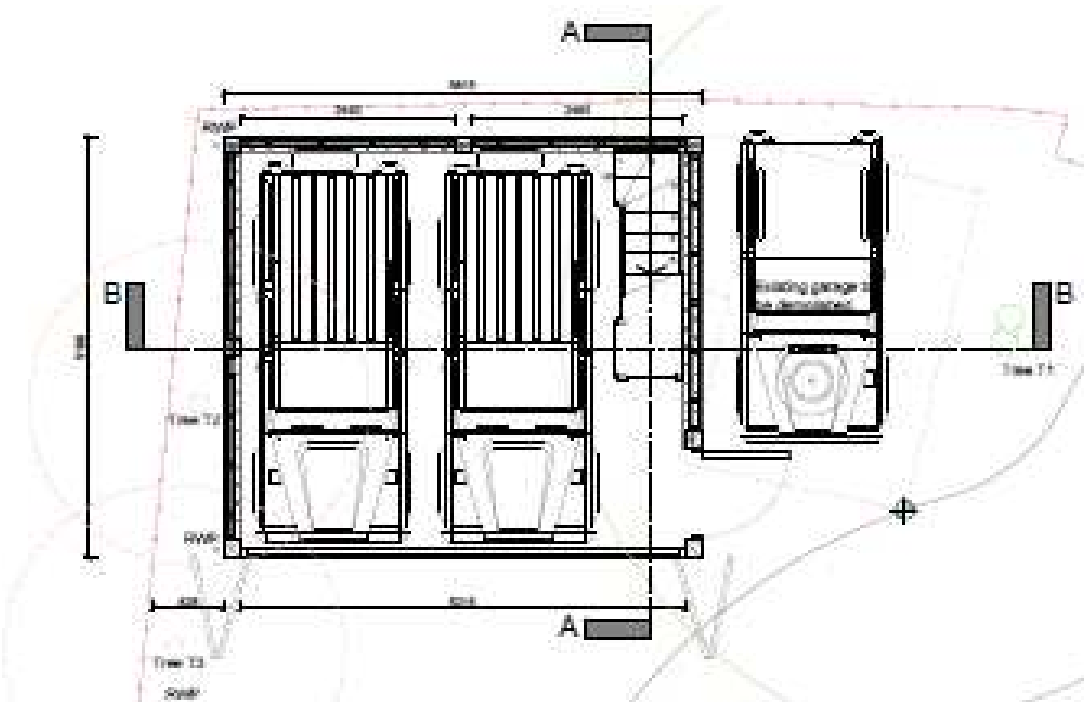
Proposed Site Plan



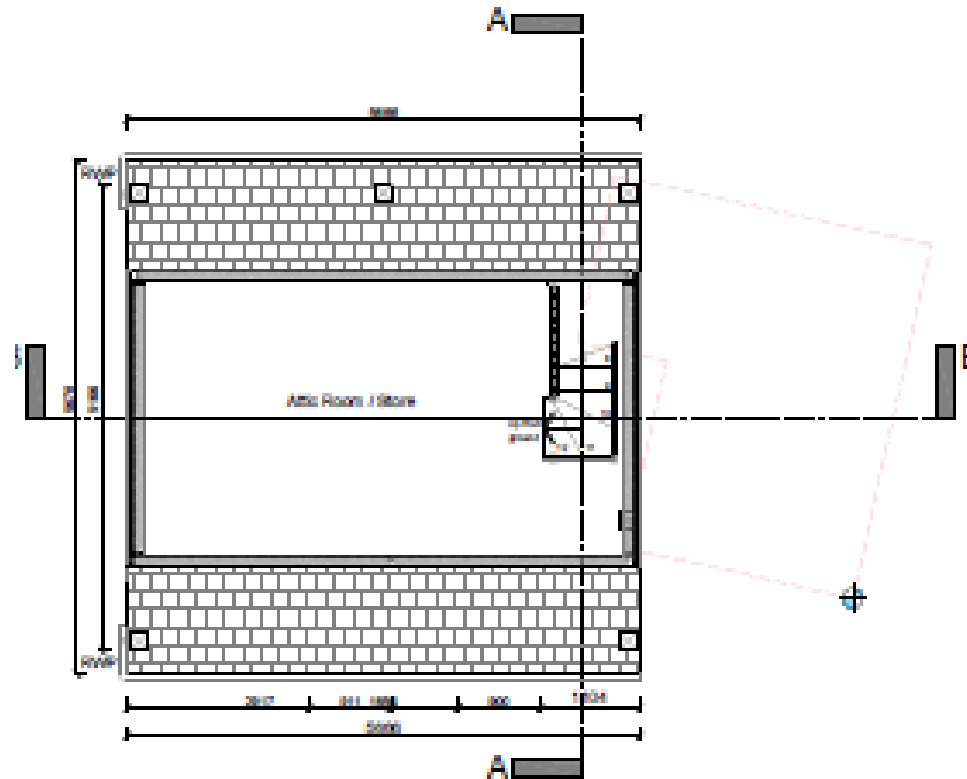
Existing Ground Floor Plan



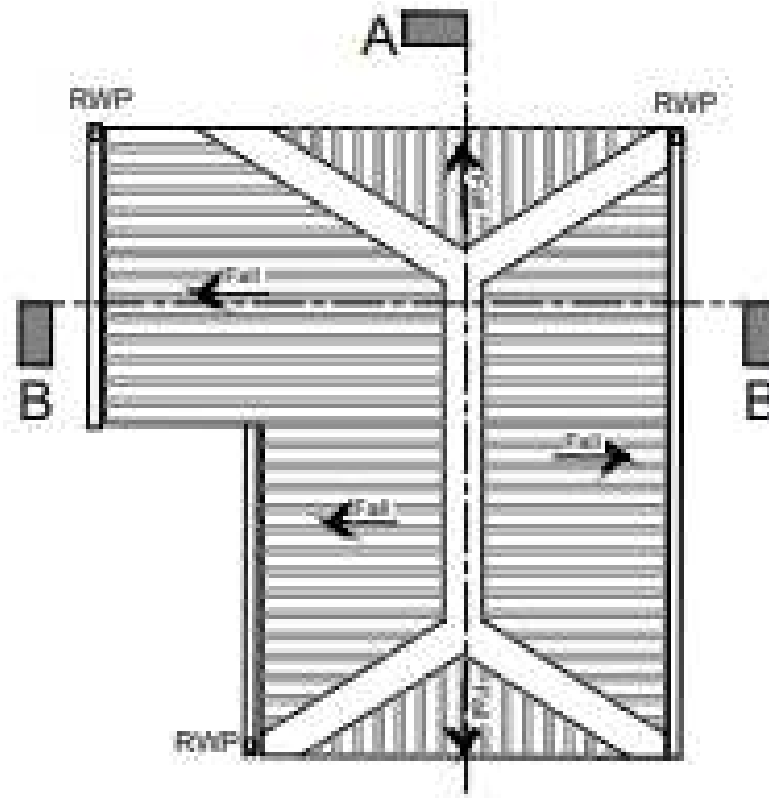
Proposed Ground Floor Plan



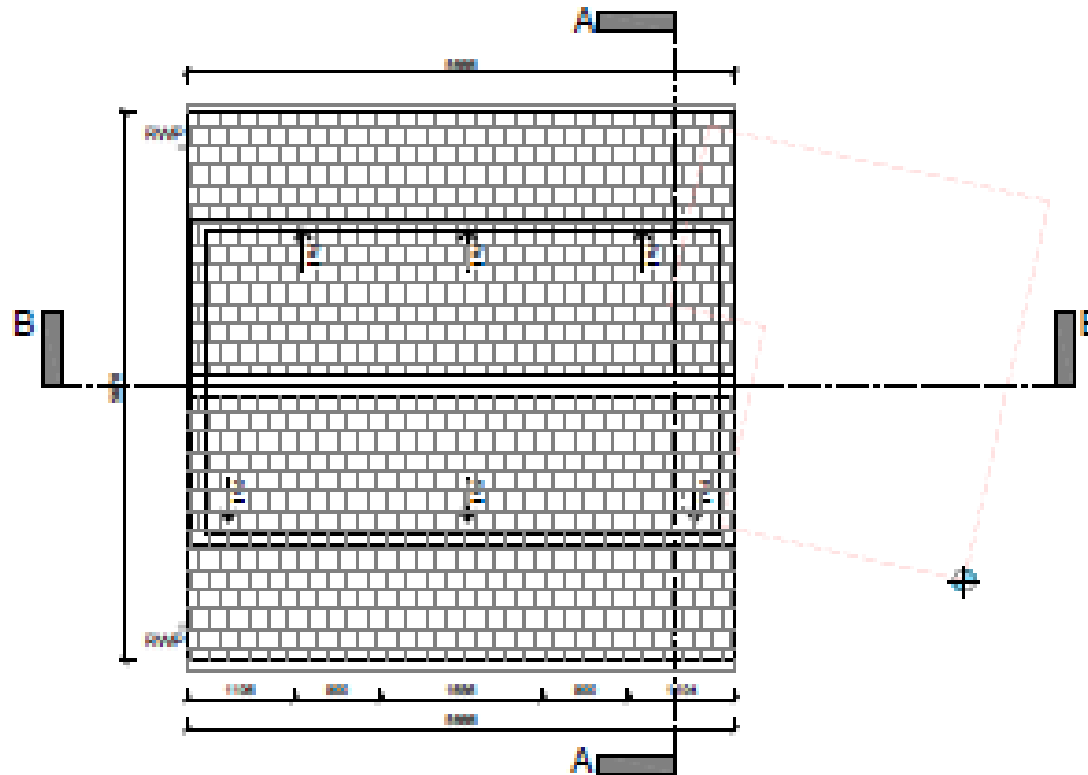
Proposed Attic Room Plan



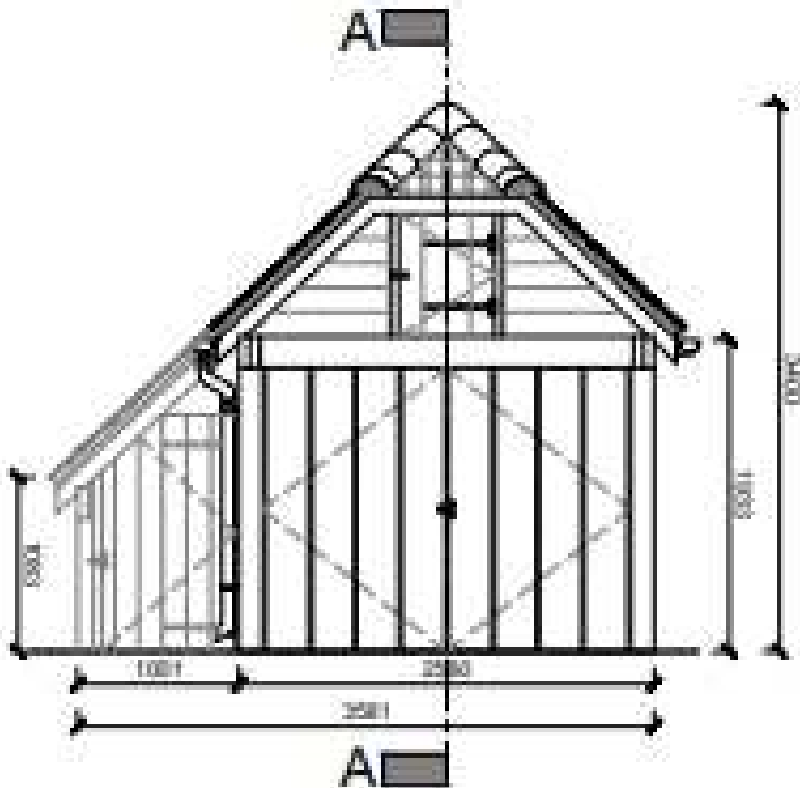
Existing Roof Plan



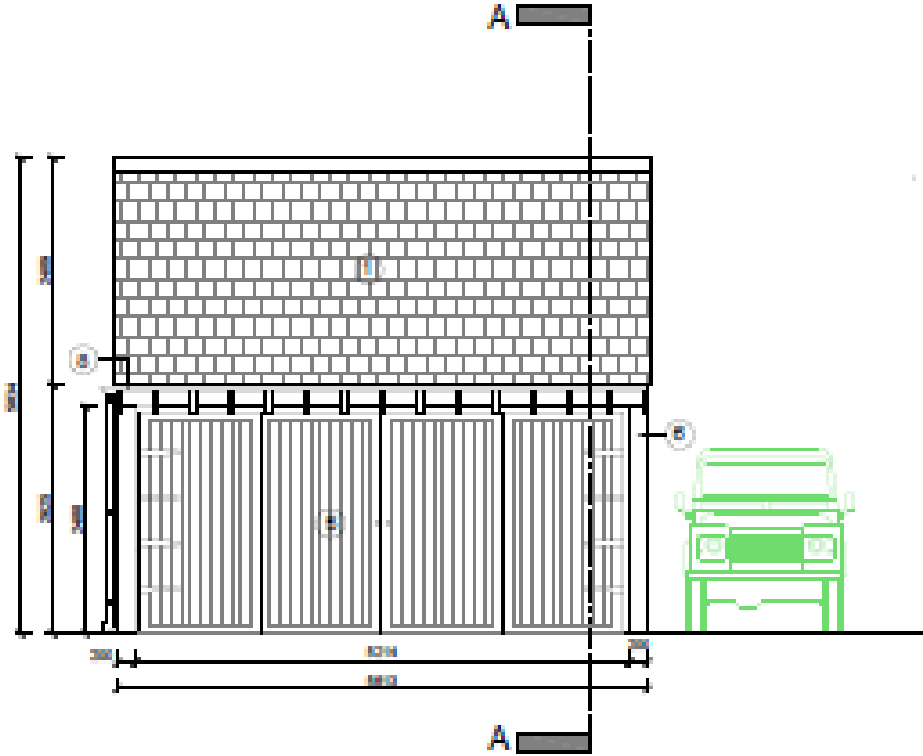
Proposed Roof Plan



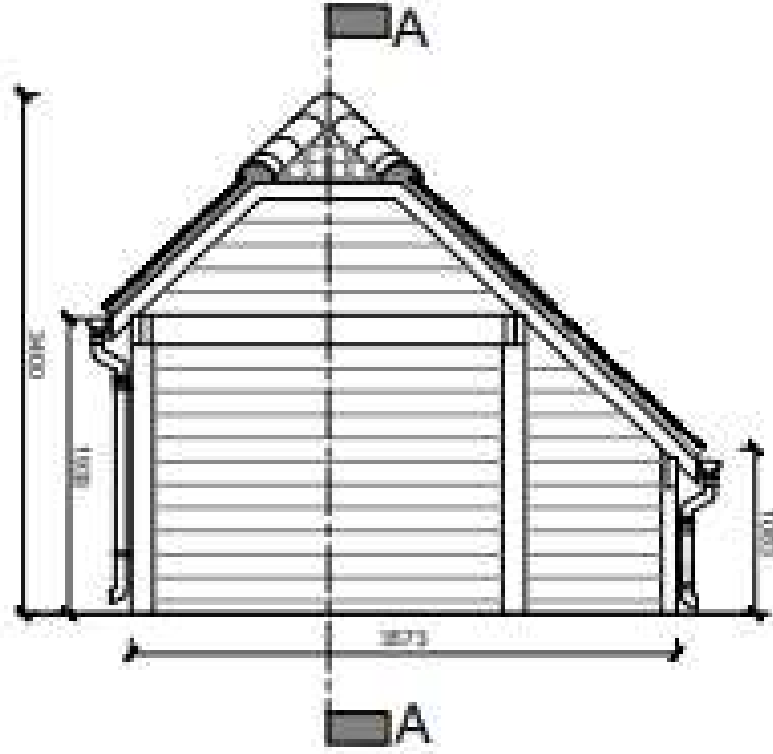
Existing Front Elevation



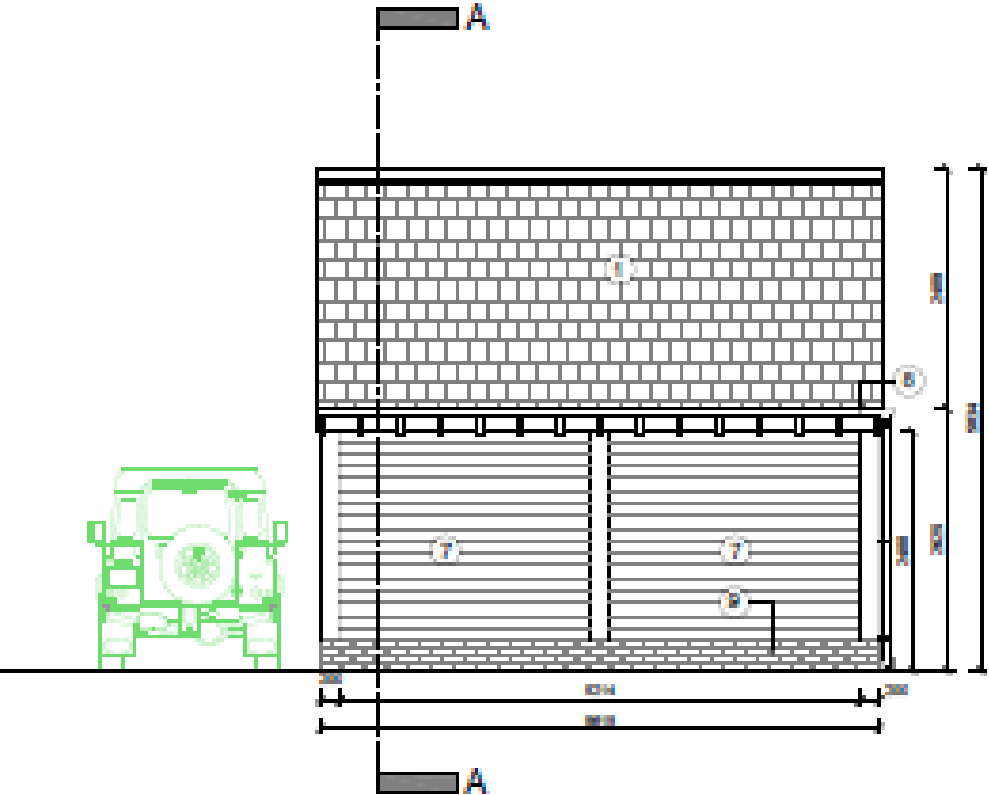
Proposed Front Elevation



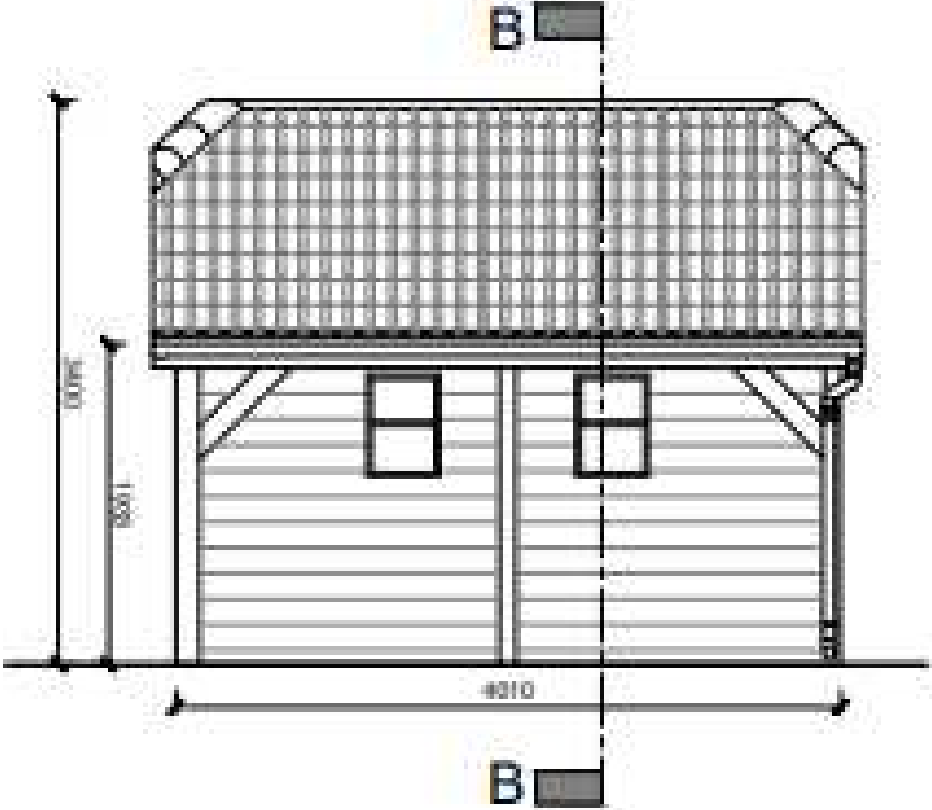
Existing Rear Elevation



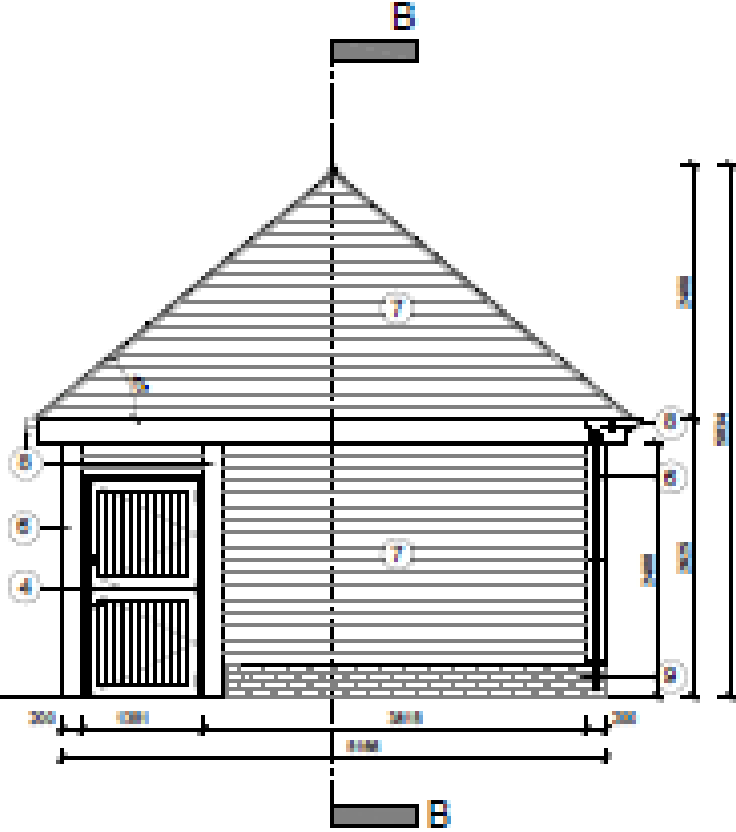
Proposed Rear Elevation



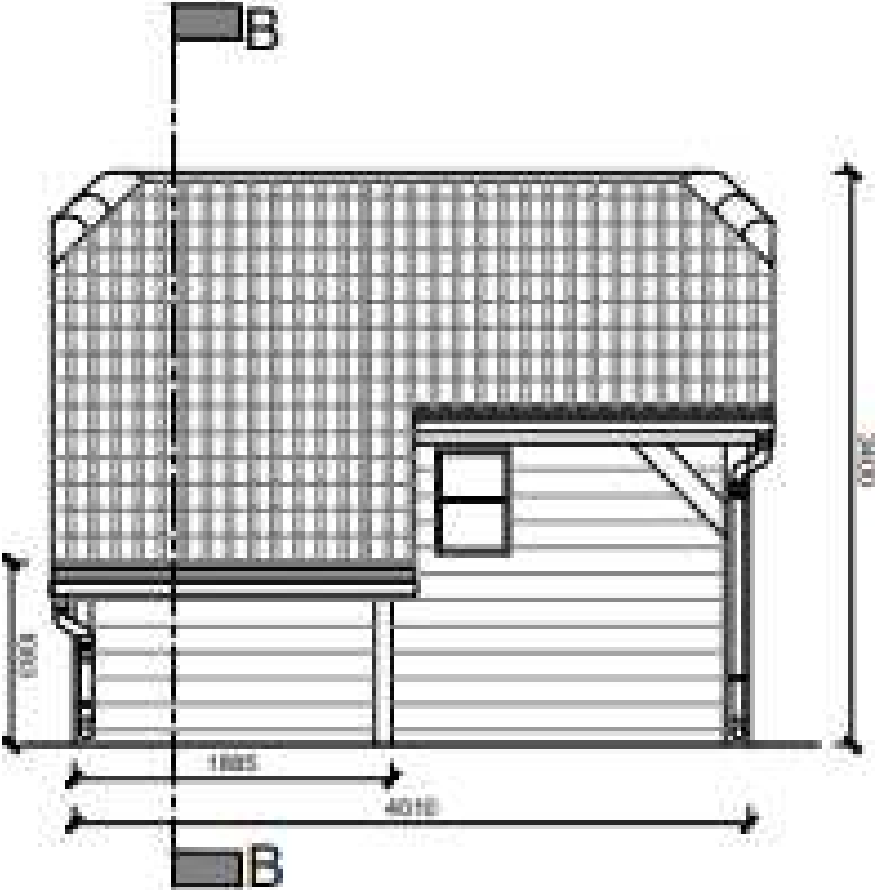
Existing Side Elevation (North)



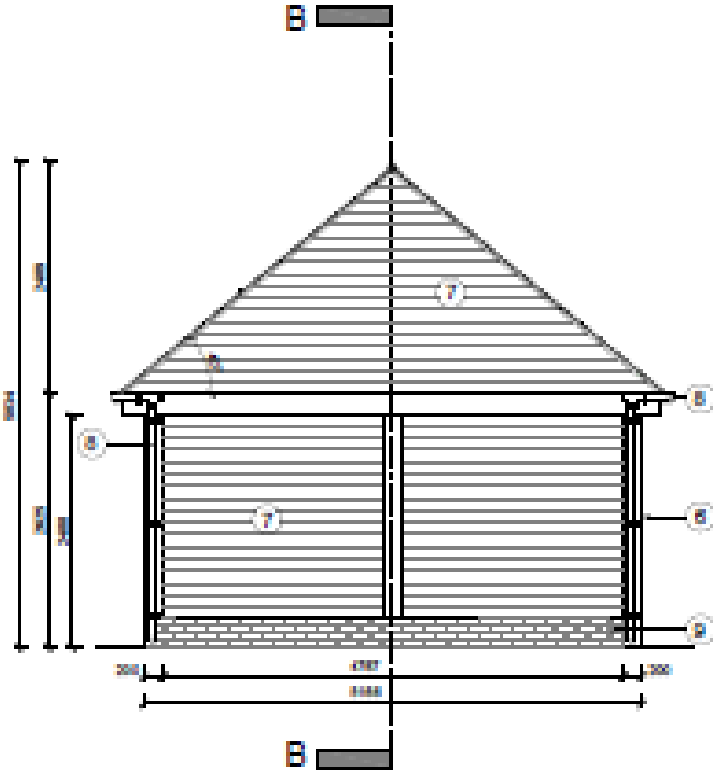
Proposed Side Elevation (North)



Existing Side Elevation (South)



Proposed Side Elevation (South)



Site Photos – Site Access



Site Photos – Front of Existing Garage



Site Photos – South Elevation



Site Photos – North Elevation



Site Photos – Roof View (facing west)



Recommendation

Officers consider that the works would not result in unacceptable harm to the character and appearance of the Grade II listed building or its setting.

The proposal would not result in unacceptable impacts to neighbouring amenity.

The proposal is in compliance with the relevant policies within the Local Plan and supplementary document.

That Committee grant planning permission and listed building consent, subject to conditions as listed in the reports.