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Mark Hall North Character Appraisal and Management Proposals Consultation – Responses Schedule

This consultation was technically informal and not covered by legislation. However, to ensure consistency and to follow best practice we carried out the consultation as though it was a formal one, in accordance the relevant legislation and our Statement of Community Involvement.

The consultation ran from Monday 25 July to Friday 26 August 2022. Notification letters were sent to all addresses in Mark Hall North, and emails and letters were also sent to relevant and statutory consultees on our database. In total, 1,143 letters/emails were sent. A press notice and press release were also published.

Thank you to all those who made comments.

17 people submitted responses, from which 97 comments were extracted. One response and one follow-up response were sent in the week after the consultation ended. These were still accepted and processed because this schedule had not yet been finalised when they were received.

The responses are summarised in the table below, along with responses from the Council. Our responses provide as much detail as possible.

Respondent	Comment Summary	Council response
Mark Ridgwell By email 28/7/22	Enforcement should have been in place from the beginning. Unfair to make people apply for permission and possibly be refused when others have already made changes.	<ol style="list-style-type: none">1. Council resources have unfortunately not been available in the past to fully enforce such issues. However, the necessary resources have since become available, allowing greater enforcement to be carried out across the town.2. It should be noted that there will be a 12-month period between the Article 4 Direction being made (currently proposed for Autumn 2022) and coming into force (likely Autumn 2023). Until it comes into force, nothing changes regarding permitted

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	<p>Additional costs/delays for adding solar panels and improving windows/doors when supposed to reduce carbon footprints. Especially the case if management plan adds requirement to use an approved supplier/contractor and pick from allowed designs.</p> <p>No longer a community aerial service. Aerial or satellite dish is only way to get TV for most. Someone may be without TV while waiting for the planning process.</p> <p>Painting exterior – allowing variation of colours adds to character of area. Everything looking the same is uninteresting.</p> <p>Already hard to get approval for changes. Had to give photographic evidence of places already having the changes that were requested, after being denied in the past.</p> <p>Likely to need to pay for the planning application in the future.</p>	<p>development rights. The Direction is designed to prevent too many changes happening in the future.</p> <p>3. The management plan will not have a requirement to use specific suppliers/contractors or to pick from certain designs. The Council has decided that when the Article 4 Direction is made, it will not contain references to solar panels and solar thermal equipment.</p> <p>4. The Council has decided that when the Article 4 Direction is made, it will not include reference to aerials and satellite dishes.</p> <p>5. Variation of colours would still be allowed, but the Direction will ensure only appropriate colours are used.</p> <p>6. Each planning application is decided on a case-by-case basis, so individual circumstances between houses are likely to vary.</p> <p>7. Government legislation has changed and a fee is now payable for a planning application, even where an Article 4 Direction is in place. More</p>

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	<p>Do not see benefit. Already permission required for major changes. Requiring changes for minor things feels like punishing people for making their house feel like their own.</p>	<p>information on planning application fees is available on the Council's website.</p> <p>8. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The <i>Character Appraisal and Management Proposals</i> document contains full justification and further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to stop residents making changes to their homes. Instead, it is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping with the character of the area.</p>
<p>Carol Newman By email 2/8/22</p>	<p>Beneficial and important to have conservation areas, but for MHN seems too late. Majority of area has already had improvements, porches, garden changes, front lawns being turned into parking areas, etc. Do not think this direction will make a difference to the area. Seems a costly exercise. Article 4 Direction unnecessary.</p>	<p>9. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The <i>Character Appraisal and Management Proposals</i> document contains full justification and further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to stop residents making changes to their homes. Instead, it is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping with the character of the area.</p>

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	<p>At the moment permission required if alteration is more than 3 square feet. Costly and time consuming to have proper plans drawn up for a porch extension under three square feet</p>	<p>10. This specifically relates to the permitted development right for porches. Plans do not have to be prepared by a paid professional, providing they meet certain minimum requirements, such as being to scale, dimensioned and legible (full details are available on the Council's website).</p> <p>It should be noted that there will be a 12-month period between the Article 4 Direction being made (currently proposed for Autumn 2022) and coming into force (likely Autumn 2023). Until it comes into force, existing permitted development rights still apply. The Direction is designed to prevent too many unsympathetic changes happening in the future.</p>
<p>Sharon Short and Russell Short By email 6/8/22</p>	<p>Many changes over 50 years – different doors and windows; two houses now unrecognisable. Also too many cars.</p> <p>One house had the chimney removed, colour of windows/door changed, etc. – happened before permission granted. Other things were refused and no action taken.</p>	<p>11. Unsympathetic changes to date reflect the need for the Direction being put in place, given the neighbourhood's Conservation Area status.</p> <p>12. Council resources have unfortunately not been available in the past to fully enforce such issues. However, the necessary resources have since become available, allowing greater enforcement to be carried out across the town. While the Conservation Area restrictions provide protection to an extent, greater protection is required as outlined in the <i>Character Appraisal and Management Proposals</i> document.</p>

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<p>Louise By email 9/8/22</p>	<p>Sympathetic to preserving some history but already have significant restrictions in place, that other areas do not have, to stop the area changing drastically.</p> <p>Understand rules to stop unsightly extensions etc being built, but residents pay for properties and the council wants complete control over what we do with it. New proposals are minor changes and should not be subject to red tape. Take pride in your home – may spend more time in it due to a pandemic. Let people make it their own.</p> <p>Painting an exterior wall: many examples of houses in different colours; portrayed as negative within report. Enjoys seeing people express themselves. Boring if all houses were pastel. These colours weather badly - would need to be touched up more often at great expense to property owner.</p> <p>Biodiversity/drainage impacts of paving over front gardens: why does council make it more difficult for</p>	<p>13. While the Conservation Area restrictions provide protection to an extent, further guidance to support the protection of the area is required as outlined in the <i>Character Appraisal and Management Proposals</i> document.</p> <p>14. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The <i>Character Appraisal and Management Proposals</i> document contains full justification and further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to prevent residents making changes to their homes. Instead, it is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping.</p> <p>15. Variation of colours would still be permitted, but the Direction will ensure only appropriate colours are used. While not necessarily a Planning issue, the lifetime of the paint would depend on the type and quality used.</p> <p>16. The Council has decided that when the Article 4 Direction is made, it will not contain</p>

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	<p>homeowners to help environment by creating hurdles for installing solar panels?</p> <p>A lot of satellite dishes/aerials allow non English speaking families to access TV in their own language. Aerials are common sights across and are accepted as the norm.</p> <p>Replacing Windows/doors: As per painting exterior. Not negative; like seeing differences in properties, e.g. classy houses with darker grey ones. Adds character.</p> <p>Wall/fence/gate/hardstanding: hope this is in reference to front garden; back gardens usually not visible so anything done here would not affect 'street scene'.</p> <p>Well-preserved conservation areas increasing house values: opposite is true. Would think again about buying in a conservation area. Being restricted after investing so much money is massively off putting. Do not wish to live in the 1950's or any kind of time warp.</p>	<p>references to solar panels and solar thermal equipment.</p> <p>17. The Council has decided that when the Article 4 Direction is made, it will not contain references to aerials and satellite dishes.</p> <p>18. It is important to preserve the original look of the houses, including the overall street scene – so, in the case of window frames, white-coloured ones are the most appropriate for houses in Mark Hall North to reflect the historic character of the area.</p> <p>19. The Council has decided that when the Article 4 Direction is made, it will contain a specific clause so that the restrictions only apply to walls, fences, gates fronting a highway, and to hardstanding at the front of a house (or the side where that side fronts a highway).</p> <p>20. While property values are not a planning consideration per se, well-maintained houses in Conservation Areas that reflect the character of the area can exhibit higher property values.</p>

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<p>Philip Bradbury By email 26/7/22</p>	<p>Long standing resident of MHN. Has no issues with any modifications people made to houses; in no way hurts character of area. Sees no reason to curtail.</p> <p>Hard standing conversions are to try and counter act parking issues – should be encouraged to avoid double parking along roads which is far worse.</p> <p>Want to see green spaces maintained and additional areas to park in, otherwise fine as it is.</p>	<p>21. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The <i>Character Appraisal and Management Proposals</i> document contains full justification and further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to stop residents making changes to their homes. Instead, it is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping.</p> <p>22. It is considered that the environmental and visual negatives of garden-to-hardstanding conversions are sufficient for them to be covered by the Direction.</p> <p>23. The Council is committed to maintaining green spaces as part of the upkeep of the town.</p>
<p>Shaheel Ramful By email 13/8/22</p>	<p>Not in favour of Proposed Article 4 Direction. Recently moved; plan to carry out works including creating an area of paving in front garden, building porch, replacing front door, etc. Direction would hinder changes required to update property for modern living.</p>	<p>24. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The <i>Character Appraisal and Management Proposals</i> document contains full justification and further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to stop residents making changes to their homes. Instead, it is to ensure further changes can take place in a positively managed</p>

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	<p>Glebelands already has preserved green spaces outside front gardens - proposed direction not necessary. May dissuade people from buying property in Harlow.</p>	<p>way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping.</p> <p>It should be noted that there will be a 12-month period between the Article 4 Direction being made (currently proposed for Autumn 2022) and coming into force (likely Autumn 2023). Until it comes into force, existing permitted development rights still apply. The Direction is designed to prevent too many unsympathetic changes happening in the future.</p> <p>25. It is considered that the environmental and visual negatives of garden-to-hardstanding conversions are sufficient for them to be covered by the Direction.</p>
<p>Tim Martin By email 17/8/22</p>	<p>Generally support certain protections. Would certainly like to see green areas preserved, general character and historic buildings.</p> <p>Want reassurance around speed of process, e.g. like for like windows/doors replacements.</p>	<p>26. Noted.</p> <p>27. The draft <i>Management Plan and Guidance</i> states that like-for-like replacements of original features on a house may not need planning permission, but clarity should be sought from the Planning department first.</p>

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	<p>Roof alterations inc. aerial/satellite dish: would support, subject to process for like for like replacement, e.g. roof repair/replacement.</p> <p>Walls, fences or gates: understand need for removal of original brick wall but not replacement of wooden fencing etc. Lived in Harlow for 60 years and remember original fencing was wire and at waist height – most of them long gone.</p> <p>Painting exterior: would support, dependent on scope. If range of colours/finishes then probably not unreasonable as need to avoid the dreaded stone cladding etc.</p> <p>Porches/outhouses: would support. Perhaps need to also consider demolition of original brick sheds e.g. in The Chantry.</p> <p>Creating/replacing paving: have problem with. Needs to understand objective. If it is conversion of green space to paving, suspects majority of houses already done this in back to an extent. May also have to consider use of artificial grass as same wildlife, drainage issues etc.</p>	<p>28. Please see Response #27.</p> <p>29. The Council has decided that when the Article 4 Direction is made, it will contain a specific clause so that restrictions only apply to walls, fences, gates fronting a highway. These would have originally been of a low height and likely open-boarded (or wire) to ensure the open nature of the front gardens.</p> <p>30. The Management Plan and Guidance refers to the pastel colours which are suitable.</p> <p>31. The draft <i>Management Plan and Guidance</i> clarifies that removal of original features is considered to be an alteration that would need planning permission.</p> <p>32. The primary reason is to retain grassed front gardens, therefore maintaining the original design concept of having front gardens which are green, open and visible. Green spaces also help mitigate the impact of climate change in various ways and provide habitats for insects and wildlife.</p>

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	<p>If above is intended to cover conversion of garden area to paved parking, this should already be done under current planning regulations with HDC & ECC.</p>	<p>33. The Article 4 Direction would require planning permission to be obtained for converting a grassed area to hardstanding at the front of a house (or side where that side fronts a highway) for any purpose.</p>
<p>Gilbert Norris By emails 22/8/22 and 24/8/22</p>	<p>Stort tower major works – installation under town and country planning act part A, despite representations the conservation area has been ruined by an exhaust vent installed on the garage roof adjacent, it is clearly offensive. Find it amazing that this consultation ran after this installation was "completed". Consider it to be an eyesore.</p> <p>Bemused that council can do as it pleases without informing local residents out of courtesy. Layout of pumping room in two garages should have been thought out more – noisy generator will come online if electricity fails which would be disruptive at 3am.</p> <p>Gather that rules for tenants and residents will be tightened, whilst allowing council to do what they like under said acts umbrella. Feels like one rule for them and another rule for the Council.</p>	<p>34. Class A of Part 12 of the General Permitted Development Order allows local authorities to erect, construct, maintain, improve and alter any small ancillary Council buildings, works or equipment and other structures required in connection with operating a public service. This can be done without needing planning permission.</p> <p>35. The specific works at Stort Tower were essential works relating to decommissioning the service ducts for the old warm air heating and undertaking fire safety works. It would be advisable to contact the Housing Management (Property) team by emailing adminHPS@harlow.gov.uk or calling 01279 446 655.</p> <p>36. The Stort Tower works would have been carried out under the GDPO provision mentioned in Response #34. The exemption from planning permission for such works is deemed necessary by the government, as they are to improve or maintain a public service.</p>

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	<p>More community involvement needed after the monstrosity of the installation at Stort Tower and any future ones, so as not to ruin the "Conservation area " which believes has been abused.</p> <p>Policing planning applications is good idea but should work both ways. Understand this is a result of government policies allowing small works without lengthy planning consultation. Find it difficult to see how project costing around £250K can fall within this remit .</p> <p>Very disappointed about project. No thought given to living standards and welfare of residents in/adjacent to Stort Tower.</p> <p>Hope more thought given to projects which are likely to affect living harmony of all concerned. Thought Harlow was a "caring council". Request human factor is considered.</p> <p>Fully understands Council's concern regarding projects defacing the lovely area.</p>	<p>37. Please see Response #34.</p> <p>38. Please see Responses #34 and #35.</p> <p>39. The welfare of residents is always an important concern for the Council and would have been considered when necessary works were being planned and undertaken. Please also see Response #35.</p> <p>40. Please see Response #39.</p> <p>41. Noted.</p>
<p>Mike Scott By email 25/8/22</p>	<p>Article 4 is a drastic way of controlling changes. It is not justified.</p>	<p>42. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The <i>Character Appraisal and Management Proposals</i> document contains full justification and</p>

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	<p>Most houses have restrictive covenants which give the council sweeping powers to control most changes. The changes noted in the council’s letter fall under covenant control. The council has chosen either to approve them or not to enforce covenants. Council already possesses powers it seeks from enacting the Article 4. This makes it unreasonable.</p> <p>Town and Country Planning Act, para 55(2)(a) defines “development” to exclude simple painting and repairs. Article 4 cannot be used to restrict such actions. Changes in colour already covered by covenants.</p>	<p>further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to stop residents making sympathetic changes to their homes. Instead, it is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping.</p> <p>43. While many houses have restrictive covenants, the Covenant Control process is different to the Development Management (i.e. Planning) process and does not determine proposals using the material considerations used when assessing planning applications. The Covenant process could not solely be relied upon, therefore, to manage changes to houses in the most appropriate way.</p> <p>44. The General Permitted Development Order sets the permitted development rights which allow homeowners to carry out certain changes without needing planning permission. One of the ‘classes’ within that Order is Class C of Part 2 and specifically relates to “the painting of the exterior” (of a house). It is this Class which is covered by the Article 4 Direction, although as a result of responses to the consultation, one of the changes made includes amending the Direction so it only</p>

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	<p>Gibberd quote from Local Plan: “An organism which would go on changing and being rebuilt as the needs of the people altered”. Gibberd envisaged Harlow as a perpetual work in progress, always suiting people’s evolving needs and not frozen in time as a museum piece. He was unambiguous.</p> <p>Environment, technology and society has since evolved in ways Gibberd could not have anticipated. Energy is now expensive and Mark Hall housing is very energy inefficient. They do not cope well with hotter environment caused by global warming. Public transport was available and cheap; now private car has left streets as long car parks.</p> <p>Council approach is problematically paradoxical as it aims to want to be true to Gibberd’s aims but in practice thwarts them.</p>	<p>includes painting of an exterior which is visible from a highway.</p> <p>45. Noted.</p> <p>46. Noted. Regarding energy costs and efficiency, it is explained in the draft Management Plan and Guidance document that most of the original houses in Mark Hall North now have thicker window frames where windows have been replaced with more energy-efficient ones over time. It is therefore not expected that replacement windows are replaced with ones matching the originals (i.e. thin-framed ones) if they are less energy-efficient. The Council has decided that when the Article 4 Direction is made, it will not contain references to solar panels and solar thermal equipment. Although use of the private car has increased, conversion of grassed areas to hardstanding has both a visual, and importantly an environmental, impact that requires management.</p> <p>47. The Council is committed to respecting Gibberd’s design concepts relating to the masterplanning of Harlow, and this is an important part of the Local</p>

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	<p>Council restricts changes that could help achieve a greener town.</p>	<p>Plan and associated guidance. The changes in the town at a strategic level, such as new development as part of the Garden Town, regeneration of the town centre, introduction of Sustainable Transport Corridors, etc., recognise Gibberd's principles that the town would continue changing over time to meet people's needs.</p> <p>Preserving elements of Gibberd's masterplan at a strategic level, such as the Green Wedges and Green Fingers, as well as preserving certain original housing and their features, ensures Gibberd's legacy is retained.</p> <p>Gibberd specifically stated that Mark Hall North should have different designs of housing across the different estates, drawn up by different architects. It is important, therefore, that the housing is maintained as much as possible in its original state to ensure the differences that Gibberd envisaged across the estates are retained.</p> <p>48. One of the reasons for removing permitted development rights for conversions of gardens to hardstanding is to preserve the green elements of Mark Hall North. The Council has decided that when the Article 4 Direction is made, references to solar panels and solar thermal equipment will be removed.</p>

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	<p>Council wants character of area maintained, but allows/creates light industrial feel. Unnecessary abomination at Stort Tower, commercial advertising, intrusive noise from Templefields, commercial vehicles parked, use of public green area seemingly to run car recovery business, neglect to maintain communal areas like playgrounds and garages.</p>	<p>Regarding energy costs and efficiency, it is explained in the draft Management Plan and Guidance document that most of the original houses in Mark Hall North now have thicker window frames where windows have been replaced with more energy-efficient ones over time. It is therefore not expected that replacement windows are replaced with ones matching the originals (i.e. thin-framed ones) if they are less energy-efficient.</p> <p>49. Relevant contact details are below for the Council teams which can efficiently address these queries.</p> <p>For the advertising and car business use issues, email Planning Enforcement via planning.services@harlow.gov.uk. For the parking issues, email parking@harlow.gov.uk. For the noise issues, email environmental.health@harlow.gov.uk. For maintenance of playgrounds, garages, etc., see the Council's website at https://www.harlow.gov.uk/parks-and-culture/playgrounds and https://www.harlow.gov.uk/housing-and-garages/repairs-and-maintenance.</p> <p>The works at Stort Tower were essential works</p>

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	<p>Cars are bane of Harlow. Council has failed to make provision for parking, has removed garages, gives permission/tacit approval for hard standing, but also complains about loss of green lawns.</p> <p>Pavement parking, including Council vans, is major issue and changes feel of area and damages quality of life. Cycle paths blocked by cars are dangerous. Council could easily deal with this but has done nothing.</p> <p>Poor maintenance of footpaths and kerbs (damage largely due to vehicles) and roads. Contributes to run-down feel. Nothing done.</p> <p>If Council concerned about area's character, it should look at its own maintenance and control failures. Odd porch or window matters not one jot.</p>	<p>relating to decommissioning the service ducts for the old warm air heating and undertaking fire safety works. It would be advisable to contact the Housing Management (Property) team about this by emailing adminHPS@harlow.gov.uk.</p> <p>The Council's main switchboard phone number is 01279 446 655.</p> <p>50. Please see Response #49.</p> <p>51. Please see Response #49.</p> <p>52. Footpaths, roads, pavements and kerbs are maintained by Essex County Council. Their website has a facility where problems on their highways can be reported.</p> <p>53. As explained in the <i>Character Appraisal and Management Proposals</i> document, small changes can cumulate over time which erode original</p>

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	<p>Too late to preserve mid-1900s look and feel of area. Museum is better place for preserving Crittall windows.</p> <p>Council should stop preventing change, embrace it and encourage sympathetic improvements to achieve a greener, more efficient, safer town suited to modern needs.</p> <p>Parliament intends Article 4 only to be used where absolutely necessary. NPPF, pg. 15, para. 53 states their use must “be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area”. Most certainly does not apply here.</p>	<p>features and eventually change the character of a Conservation Area.</p> <p>54. The aim of the Article 4 Direction is to manage future certain changes to houses, to ensure they are not out-of-keeping and that the Conservation Area can therefore be preserved for the future, and the look and feel of it will not be further affected. Please see Response #48 regarding windows and energy efficiency.</p> <p>55. The Council wants to prevent inappropriate change rather than preventing all change. The draft <i>Management Plan and Guidance</i> document details how improvements can be made sympathetically (in the case of changes covered by the Direction). Please also see Response #54.</p> <p>56. The Council is satisfied that the NPPF requirement has been complied with, using the evidence contained in the <i>Character Appraisal and Management Proposals</i> document, and taking into account the consultation responses and subsequently amending the proposed Direction. Similar Article 4 Directions have been in force in Old Harlow since 2012, which were also justified using evidence in character appraisals. As part of the preparation process for Article 4 Directions, the Secretary of State for Levelling Up, Housing</p>

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		and Communities will be notified when the Mark Hall North Direction is made.
<p>Historic England (Edward James) By email 25/8/22</p>	<p>Welcome production of appraisal and management plan. Need for proactive conservation and enhancement of Harlow's New Town heritage is becoming clearer and its significance more widely recognised. Positive to see this new appraisal and management plan.</p> <p>Note proposed boundary changes and consider these justified.</p> <p>Links provided to Historic England guidance on Historic Area Assessment and Conservation Area Appraisal process.</p> <p>Normally recommend conservation area appraisals include a management plan. Pleased to note this is proposed for Mark Hall.</p> <p>Management plan should contain clear, detailed, specific and achievable aims and objectives, priority actions and long term goals for management, including for any heritage at risk or areas that detract from the character and appearance of the area.</p>	<p>57. Noted.</p> <p>58. Noted.</p> <p>59. Noted. These were used in the preparation of this work.</p> <p>60. Noted.</p> <p>61. Given Mark Hall North is a residential area and was originally designated as a Conservation Area due to the area as a whole, rather than individual historic buildings, the draft Management Plan focuses on being a guide for residents on how to make the most appropriate changes to their home (for changes covered by the Article 4 Direction). There are no areas of heritage at risk or large</p>

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	<p>Can also set out where community feel there is scope for sensitive change, and provide guidance on how that can be achieved through form, style, materials etc., in order to ensure conservation of special features.</p> <p>Could also consider how CIL or Section 106 monies could be targeted for enhancements. Can also identify potential programmes of support or external funding.</p> <p>Welcome use of Article 4 Directions to help manage inappropriate change, e.g. insertion of UPVC windows or inappropriate changes to buildings that contribute positively to the character and appearance the area.</p> <p>Link provided to guidance on enforcement action to save historic buildings.</p> <p>Audit of existing features and photographic record is recommended to monitor and manage inappropriate alterations contravening any Article 4 Direction.</p>	<p>areas that detract from the character and appearance from the area.</p> <p>62. Please see Response #61.</p> <p>63. This may not be appropriate for this management plan, but consideration will be given to this before the management plan is adopted. It may be that the management plan will be revised at a later date to include this, as and when particular enhancement opportunities on a wider scale are identified.</p> <p>64. Noted.</p> <p>65. Noted.</p> <p>66. The Council has a library of photos of Mark Hall North, taken in 2022, many of which are in the <i>Character Appraisal and Management Proposals</i> document.</p>

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	<p>Recommend inclusion of glossary containing relevant historic environment NPPF terminology, in addition to details about additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p>	<p>67. A glossary has been added to the document.</p>
<p>Mr and Mrs (Catherine) Ridge By email 25/8/22</p>	<p>Appreciate council's intention to preserve the unique character of the area. Fully support measures to preserve the green spaces. Feel that certain other factors need to be considered.</p> <p>Conservation Area was planned and initially built with fewer houses and fewer cars. Most houses were council owned. More houses since built, more now privately owned and more cars (several per household in most cases). Since moving to the area during the last 10 years this has become even more notable.</p> <p>Parking on roads is increasingly difficult. Allowing residents to convert their front gardens into hard standing/drives helps alleviate this problem.</p> <p>Wrote to council some years ago regarding purchase with neighbours of land opposite house, set back from road, for conversion to additional parking. Request refused but residents now park on it anyway.</p>	<p>68. Noted.</p> <p>69. The number of houses in Mark Hall North has remained almost static since the area was completed around 60 years ago, thanks in part to the neighbourhood's Conservation Area status. However, car usage across the neighbourhood – and wider areas as well – has undoubtedly increased.</p> <p>70. The Council considers that the importance of preserving the visual and environmental benefits of open, front gardens - including mitigating the impact of climate change and providing habitats for insects and wildlife - means that such a change should be included in the Article 4 Direction.</p> <p>71. The Council's Parking team should be contacted by emailing parking@harlow.gov.uk or phoning 01279 446 655.</p>

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	<p>Solar panels are environmentally friendly and allow residents to save money on electricity bills when energy prices set to sour. This source of energy should be encouraged and not denied.</p> <p>Regarding statement that 'well preserved Conservation Areas can increase the value of houses': most houses at age where original roofs and window frames need replacing. Home-owners might be dissuaded from making necessary replacements if particular colours and styles are stipulated. Could be more costly.</p> <p>If residents become less inclined to make these replacements due to lack of choice then this could result in decreasing value of houses. Potential buyers could be discouraged from buying a home if it is subject to such restrictions; could also decrease property value.</p> <p>Residents already face number of restrictions, e.g. unable to be granted planning permission for second storey extensions.</p>	<p>72. The Council has decided that when the Article 4 Direction is made, references to solar panels and solar thermal equipment will be removed.</p> <p>73. The draft Management Plan states that like-for-like replacements of original features may not need planning permission, but clarity should be sought first from the Planning department. Regarding energy efficiency, it is explained in the draft Management Plan and Guidance document that most of the original houses in Mark Hall North now have thicker window frames where windows have been replaced with more energy-efficient ones over time. It is therefore not expected that replacement windows are replaced with ones matching the originals (i.e. thin-framed ones) if they are less energy-efficient.</p> <p>74. The statement regarding the increase in values is based on people being attracted to houses which have had original features retained.</p> <p>75. The Conservation Area status means certain permitted development rights, including adding extra floors to a house, are removed by default.</p>

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	<p>Balance needs to be reached between protecting original features and meeting practical needs of its residents in the modern world.</p>	<p>However, as is the case with the changes covered by the Article 4 Direction, it does not mean that planning permission will be automatically refused. Instead, it means that proposed changes can be positively managed to ensure they are made in such a way that remains in-keeping with the original features and styles of the housing.</p> <p>76. Following the consultation, the Council has made a number of changes to the Direction (detailed in the other relevant documents) and believes a correct balance has been sought between protecting original features and meeting the modern needs of residents.</p>
<p>C. Guerrero By emails 23/8/22, 4/9/22 and 8/9/22</p>	<p>Bought house in 2005. Known from deeds and associated advice that this is a conservation area. Received planning permission for porch and hardstanding.</p>	<p>77. Noted. The Council system shows that covenant permission for a porch, but not planning permission, was received in 2007 for the house which is the subject of this comment. Assuming the porch (and hardstanding) met the conditions of the permitted development rights, it would not have required planning permission.</p> <p>The Covenant Control process is different to the Development Management (i.e. Planning) process and does not determine proposals using the material considerations used when assessing planning applications. The Covenant process could not solely be relied upon, therefore, to</p>

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	<p>Majority of house owners spend lot of money on maintaining & improving properties. So what if the colour paint isn't correct or gutters are different colour. It's still protecting the property.</p> <p>If porches or hardstanding do not meet your approval, why was this not discussed or rejected when planning permission was sought? Appears Council is going over old ground. Had to apply for planning permission in 2007.</p> <p>Council owned houses have very little maintenance done to them. Gutters & down pipes blocked with leaves & debris causing rain to overflow so brickwork is soaking. Fences not repaired. New boilers installed by with drainage pipes of various colours at the front of houses. Makes them unsightly.</p>	<p>manage changes to houses in the most appropriate way.</p> <p>78. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The Character Appraisal and Management Proposals document contains full justification and further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to stop residents making changes to their homes. Instead, it is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping.</p> <p>79. This comment relates to receipt of covenant permission. Please see Response #77 for details of the differences between covenant permission and planning permission.</p> <p>80. It would be advisable to contact the Housing Management (Property) team about this by emailing adminHPS@harlow.gov.uk.</p>

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	<p>Houses were built in 1950s. No thought or consideration given for cars - probably 1 per household compared to now = 3 per household. Cars need to be parked. They speed in this road between 30 - 50 mph. Along with speeding motorbikes and illegal motor scooters. This area is a zone 20.</p> <p>Some vehicles park with 2 or 4 wheels on the pavements. Pedestrians have to walk in the road. No consideration given to people with pushchairs or disabled people in wheelchairs. Drop down kerbs inconsistent, wheelchair users cannot get off the kerbs and have to turn around.</p> <p>No space for resident or visitor parking but commercial vehicles park in road for up to 5 hours per day and some all weekend. Vehicles park on grass, in winter churning up the mud and breaking curbs.</p> <p>When these houses were built there were pavement slabs, now it's only tarmac everywhere. This is unsightly.</p> <p>Love the trees and woods but no maintenance carried out, making them unsightly and dangerous.</p>	<p>81. It would be advisable to contact the Council's Parking team by emailing parking@harlow.gov.uk or phoning 01279 446 655. Essex County Council is responsible for setting speed limits and putting up associated signage, while Essex Police is responsible for enforcing the limits.</p> <p>82. Please see response #81. Regarding dropped kerbs, the relevant team in the Council can be contacted about this by emailing ses@harlow.gov.uk.</p> <p>83. Please see response #81. Maintenance of kerbs is the responsibility of Essex County Council.</p> <p>84. Maintenance of the pavements is the responsibility of Essex County Council.</p> <p>85. Issues with tree maintenance can be reported on the Council's website at https://www.harlow.gov.uk/environment-and-animals/tree-maintenance</p>

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	<p>Most obscene and very unsightly things ever created, wheelie bins are left on pavements or front gardens. These should be out of sight and kept in alley ways or back gardens.</p> <p>Consider disabled people and children who have to walk in the road to get around a parked vehicle who could be hit by a speeding vehicle before we consider the colour of a house or a piece of gutter.</p> <p>There are numerous things in this area which do not conform to the original designs and numerous things which make it unsightly in a conservation area.</p> <p>Council used photo of my house sighting the porch and hardstanding as examples. Not sure if Council is implying it's a good or bad example. Six houses in my row of houses have taken 8-10 cars off the road allowing parking for those who have no road outside their houses.</p> <p>Parked vehicles, unkept trees, houses with drainage pipes at the fronts and finally an electric box with a broken fence and graffiti*. What would Gibberd have thought of that ? (Photos supplied.)</p>	<p>86. Unfortunately, the Council cannot impose restrictions on where bins of homeowners are stored.</p> <p>87. While road safety is a vital issue, the Council also has a legal duty to protect Conservation Areas which is why the Article 4 Direction is being proposed. Please also see Responses #81 and #82 regarding dropped kerbs and speed limits.</p> <p>88. Such changes are one of the reasons the Direction is being proposed. The aim of the Direction is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping.</p> <p>89. It is considered that the environmental and visual negatives of garden-to-hardstanding conversions are sufficient for them to be covered by the Direction.</p> <p>90. Noted and photos received. It would be useful to send these to the appropriate Council teams as advised in the responses above.</p>

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	<p>Speed that some cars and other vehicles drive up and down this road. I think to stop the peeding would be to put speed cameras in this area. They could be placed in two areas which I believe would not cause a problem or complaint.</p> <p>My photos show vehicles parked on the grass areas and on the pavement. Also unkept trees and bushes hanging over the pavements.</p> <p>I have included a photo to show that although I have a hardstanding I do in fact still have 4 mts of garden. I have spent an enormous amount of money on my house renovations which I believe has been done smartly and very tidily and all in accordance with your planning permission. I spent around £5000 for my hardstanding which has enabled someone else to park in the space in the road which I have made vacant. I didn't spend £5000 just so people can park their vehicles on the grass areas, which do doubt some of my tax money will be used to repair the curb and clear up the mud in the winter.</p> <p>Please consider my points when discussing this area which yes is a conservation area but the ugliness is caused by a lot more than a few gutters and houses painted in the wrong colour. I totally agree with your</p>	<p>91. It would be advisable to contact the Safer Essex Roads Partnership regarding installation of speed cameras.</p> <p>92. Photos received. It would be advisable to contact the Council at contact@harlow.gov.uk so your photos can be directed to the relevant departments.</p> <p>93. Photos received. Please see Responses #77, #78 and #92.</p> <p>94. Please see response #78.</p>

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	Management Proposals but I would like some better restrictions put in place firstly.	
<p>Ana Burca By email 26/8/22</p>	<p>Think the laws proposed by you are absurd and not at all in interest of those who have already bought houses. Extra expenses which does not suit us. Already pay high taxes. Not agreeing with proposal.</p> <p>The museum was the same renovated and changed a lot the old appearance, so we are also allowed to renovate the houses to keep them in shape.</p>	<p>95. The Council has a legal duty to manage and protect Conservation Areas as much as possible. The <i>Character Appraisal and Management Proposals</i> document contains full justification and further information on the need for the Direction and the benefits it would bring. The aim of the Direction is not to stop residents making changes to their homes. Instead, it is to ensure further changes can take place in a positively managed way where they can be monitored, through the planning application process, to ensure they are appropriate and in-keeping.</p> <p>96. The Museum is a listed building and would have required planning permission to be received to carry out these works. The works would have been necessary not only to maintain the building, but also to ensure it remained an attractive and safe place for people to visit and to store the artefacts and historic records, etc.</p>
<p>Ian Watson and Audrey Stillwell By letter 3/9/22</p>	<p>Absolutely agree to Article 4 Direction on all counts.</p>	<p>97. Noted.</p>