

Appendix C – Mark Hall North Autumn 2022 Consultation – Exhibition Comments

Comment Made	Council Response
The Direction is 40 years too late.	The Council now has the resources to introduce the Article 4 Direction and properly enforce it, to ensure future changes covered by the Direction can only be made where they are appropriate and respect the house in question and the immediate local area.
Existing Conservation Area regulations suffice and the proposals introduce extra burdens.	Existing regulations are not sufficient to ensure that the particular features of Mark Hall North – such as the open front gardens – are preserved.
Existing changes should be reversed.	The Direction can only prevent inappropriate changes in the future and does not have the power to require existing changes to be altered or reversed.
Are trees included in the Direction?	There are no permitted development rights specifically relating to trees. Given the function of the Direction is to remove certain permitted development rights, it cannot, therefore, make any requirements relating to trees.
Some trees in private front gardens are not suited for where they are.	The choice of a tree in a private garden is the matter for the homeowner, although government legislation exists regarding the height of rows of trees or shrubs (“high hedges”).
Would like-for-like replacements, for example replacing a felt roof or a damaged fence, require planning permission?	Such replacements are unlikely to require planning permission once the Direction is in force, but the Council Planning department can provide more advice on individual circumstances.
There was a lack of advertising of the proposals, due largely to the demise of local newspapers.	This is the second consultation relating to the proposals and both were advertised in a letter to all Mark Hall North houses. They were also advertised on the Council’s website, in the Epping Forest Guardian and on the Your Harlow website.