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# 79 to 97 (odds) High Street, Old Harlow

## Article 4 Direction



## Public Information Sheet

The purpose of this leaflet is to give information on a new Article 4 Direction covering 79-97 (odds), High Street, Old Harlow. This does not replace any existing Article 4 Direction.

### What is an Article 4 Direction?

An Article 4 Direction is a useful method of preserving the character groups of important historic buildings which are not statutorily listed. It enables the Council to manage change in special areas in a positive way. Article 4 Directions remove certain permitted development rights normally available to householders under the 2015 General Permitted Development Order (GPDO).

### Background

The area comprising Bury Road, 1-33 (odds) New Road, 71 to 77 (odds) High Street and 11-19 (odds) Old Road is covered by an Article 4 Direction, which was originally enacted in 1995 and then revised with a new Direction in 2012.

Numbers 79 to 97 (odds) High Street, as indicated on the map below, were also covered by the original Article 4 Direction and it was intended that they would be included in the 2012 Direction. However, due to a typographical error in the associated documentation, Numbers 79 to 97 (odds) High Street were not included in the text of the 2012 Direction.

The Council has now made new Article 4 Direction for 79 to 97 (odds) High Street to ensure that these buildings benefit from the same protection against inappropriate development that other buildings in the area benefit from.

### Why was an Article 4 Direction originally put in place in this area?

Following a review of the area as required by planning legislation, it was identified that Bury Road, New Road, Old Road and the eastern end of the High Street were identified as containing highly attractive and well-preserved Edwardian and late-Victorian dwellings. The features of

### Map: Area covered by existing and new Article 4 Directions

Legend - properties covered by:

Existing Article 4 Direction



Proposed new Article 4 Direction



these dwellings contribute to the area's visual character and help to create consistent and visually pleasing views. The Council would like to preserve the architectural and historical character of this area.

### **What changes did the 2012 Direction introduce?**

For Bury Road, 1-33 (odds) New Road, 71 to 77 (odds) High Street and 11-19 (odds) Old Road, the 2012 Direction introduced additional planning powers to manage the installation of solar panels on roofs which front the highway. Such development has the potential to erode the historic, architectural and visual character of the area unless it is managed sensitively.

This new Direction now includes 79 to 97 (odds) High Street and will ensure that these buildings also benefit from the additional planning powers to manage the installation of solar panels on roofs which front the highway.

### **What range of development is covered in the proposed new Direction?**

The range of development covered in the proposed new Direction includes development in the original 1995 Direction, with the addition of installation of solar panels on roofs which front the highway, as follows:

- Changes to the front of a house, including extensions, changing doors and windows.
- Changes to any side of the roof facing a road.
- Building any porch on any wall of the house facing a road.
- Building or replacing an area of paving in the front garden of a homes
- Carrying out any work to a chimney.
- Putting up or knocking down walls, fences or gates in a front garden.
- Painting the walls of a house which face the road.
- Putting up solar panels on any side of the roof facing the road.

The full Schedule of development included in the proposed new Direction is at the end of this leaflet.

### **Does an Article 4 Direction mean owners won't be able to make changes to their home?**

An Article 4 Direction does not mean that homeowners cannot make any changes to their property. It means that homeowners would have to make a planning application to the Council first, before carrying out certain forms of development (for example, it does not prevent homeowners from installing solar panels to the rear of their properties where this would form permitted development and would not be visible from the highway).

Where an Article 4 is in place, householders must make a formal planning application to the Council and receive planning permission before carrying out the forms of development specified in the Direction.

If the only reason that planning permission is required is the Article 4 Direction, then no application fee is required. In assessing planning applications, the Council would want to ensure that the changes proposed are in keeping with the character of the conservation area.

### **When would this direction come into force?**

The new Direction was made on 03 February 2016 and will come into force on 27 February 2017.



## Consultation Process

After the Direction was made a public consultation took place for 21 days between 5 February 2016 and 26 February 2016.

The Direction and consultation period were advertised via two site notices positioned on lampposts along the High Street, a press notice published in the Harlow Star and via letters sent to every homeowner and tenant at the addresses which come under this Direction. Photographs of the site notices in position and a copy of the press notice are below.



## Consultation Responses

During the consultation period no responses were received. The comments from the original consultation carried out in 2011 were supportive of the introduction of an Article 4 Direction in Old Harlow. It may have been the case that many of the homeowners and residents at numbers 79-97 (odds) High Street already believed that the existing Old Harlow Article 4 Direction applied to their properties.

### PUBLIC NOTICE

#### PROPOSED NEW ARTICLE 4 DIRECTION

##### HIGH STREET, OLD HARLOW (numbers 79 to 97 (odds))

The Town and Country Planning (General Permitted Development) Order 2015 (GPDO)

#### Effect of the Direction

The Direction would remove some permitted development rights and would mean that planning permission would be required for:

- Changes to the front of a house, including extensions, changing doors and windows.
- Changes to any side of the roof facing a road.
- Building any porch on any wall of the house facing a road.
- Building or replacing an area of paving in the front garden of a homes
- Carrying out any work to a chimney.
- Putting up or knocking down walls, fences or gates in a front garden.
- Painting the walls of a house which face the road.
- Putting up solar panels on any side of the roof facing the road.

#### Further Information

For more information on the reasons for the Direction and its implications, please refer to the 79 to 97 (odds) High Street, Old Harlow Article 4 Direction Public Consultation Leaflet

#### How to view the Direction and its associated documents

You may view a copy of the proposed Direction, map and leaflet at:

- Harlow Central Library, The High, Harlow – during normal opening hours; or
- Harlow Civic Centre, The Water Gardens, Harlow between 9.00 am – 4.45 pm Monday to Friday; or
- Online at <http://www.harlow.gov.uk/article4>

#### Public consultation

Harlow Council is carrying out a public consultation on the Article 4 Direction between 9am on 05 February 2016 and 5pm on 26 February 2016. Any comments received during this consultation period will be considered before the Direction comes into force on 27 February 2017.

You may post your comments to: Old Harlow Proposed New Article 4 Direction, Forward Planning, Harlow Council, The Civic Centre, The Water Gardens, Harlow, CM20 1WG. Alternatively,

you may email your comments to: [myharlow@harlow.gov.uk](mailto:myharlow@harlow.gov.uk) When submitting comments, please state your name and address



## Full Schedule of development included in the proposed new Direction (including development specified in the original 1995 Direction)

- The enlargement, improvement or other alteration of a dwellinghouse - where the enlargement, improvement or other alteration of a dwellinghouse would front a highway, being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
- Any alteration to the roof of a dwellinghouse - where any alteration to the roof of a dwellinghouse would front a highway, being development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
- The erection or construction of a porch outside any external door of a dwellinghouse - where the erection or construction of a porch outside any external door of a dwellinghouse would front a highway, being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
- Development consisting of the provision of any hard surface within the curtilage of the dwellinghouse - where development consisting of the provision of any hard surface within the curtilage of the dwellinghouse would front a highway; and the replacement of such a surface - where the replacement of such a surface would front a highway, being development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse - where the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse would be visible from a highway, being development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where a gate, fence, wall or other means of enclosure - where the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where a gate, fence, wall or other means of enclosure would front a highway, being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.
- The painting of the exterior of any building which would be visible from the highway, being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.
- The installation, alteration or replacement of solar PV or solar thermal equipment on a roof slope – where the installation, alteration or replacement of solar PV or solar thermal equipment on a roof slope would be visible from a highway, being development comprised within Part 14 of Schedule 2 to the said Order and not being development comprised within any other Class.

**The Article 4 Direction is made under The Town and Country Planning (General Permitted Development) (England) Order 2015.**