

Old Harlow Article 4 Direction Public Consultation Statement

May 2012



Introduction

This Consultation Statement summarises the consultation process undertaken by Harlow District Council in preparing and adopting the Article 4 Directions within the Old Harlow Conservation Area.

The aims of this Consultation Statement are to:

- summarise the consultation requirements for enacting Article 4 Directions as set out in the General Permitted Development Order (as amended);
- highlight the consultation methods used by the Council to notify owners and occupiers in the affected areas;
- provide a summary of the consultation responses received during the public consultation and demonstrate how these responses have been taken into account.

The General Permitted Development Order (as amended) (GPDO) places specific requirements on a Local Planning Authority wishing to enact an Article 4 Direction within their area. This procedure is set out in section 2.

A main purpose of this Consultation Statement is to provide a clear audit trail, demonstrating that Harlow Council has fulfilled its requirements for preparing and adopting Article 4 Directions as set out in the GPDO.

Document Structure

The Consultation Statement is split into four sections.

Section 1 - Background

This section provides a brief overview of what an Article 4 Direction is and what Article 4 Directions are being enacted in the Old Harlow Conservation Area.

Section 2 – Legislative Procedure

This section summarises the legislative process for enacting an Article 4 Direction as set out in the GPDO (as amended).

Section 3 – Consultation Methods Used

This section sets out the consultation methods used by the Council to notify residents in the area about the Direction and to provide residents with the opportunity to comment on the proposals. This section highlights what measures Harlow District Council has taken to fulfil the legislative requirements for public consultation as set out in the GPDO (as amended).

Section 4 – Public Consultation Responses and Analysis

This section provides a summary of the responses received during the public consultation and examines the views expressed by residents during the consultation.

Appendices

The Appendices include copies of the Article 4 Directions as well as copies of the public consultation material used during the public consultation on the proposals. This public consultation took place between 21 March 2011 and 2 May 2011.

SECTION ONE- BACKGROUND

What is an Article 4 Direction?

Article 4 Directions remove certain permitted development rights normally available to householders under the 1995 General Permitted Development Order (as amended) (GPDO). Where an Article 4 Direction is in place, householders must make a formal planning application to the Council and receive planning permission before carrying out the forms of development which are specified in the Direction.

An Article 4 Direction is useful method of preserving the character groups of important historic buildings which are not statutorily listed. It enables the Council to manage in a positive way in areas which have a special historic and architectural character.

Why is the Council enacting Article 4 Directions in Old Harlow?

The purpose of the Article 4 Directions is to deliver the objectives of the Old Harlow Conservation Area Appraisal and Management Plan. This document highlighted the special character of a number of areas in the conservation area. It also drew attention to the risk that the character of these areas could be eroded as a result of small-scale unsympathetic changes which could be carried out under permitted development rights, without the need to apply for planning permission.

The Article 4 Directions are intended to assist the Council in more effectively managing change in this important area by requiring householders to submit a planning application when proposing changes which would affect the character of the front of their homes.

Proposals contained in the Draft Old Harlow Conservation Area Appraisal and Management Plan

Proposals to enact Article 4 Directions were published and consulted on between 21 March and 2 May 2011 as part of the wider public consultation on The Draft Old Harlow Conservation Area Appraisal and Management Plan.

The Draft Old Harlow Conservation Area Appraisal and Management Plan proposed the introduction of two new Article 4 Directions in the Park Hill Character Area and in the St Johns Avenue Character Area.

It also proposed to amend the existing Article 4 Direction in the Bury Road and New Road Character Area so that it would take account of changes made to the GPDO in 2008. These changes related to the installation of solar panels.

Where exactly are the Article 4 Directions located?

The two new Article 4 Directions were proposed in the following areas:

- 6-16 (odd) Park Hill (Oddfellow's Terrace), 15 and 17 Park Hill and 1-6 Mulberry Terrace; and
- 7-37 (odd) and 4-30 (even) St Johns Avenue.
- In addition to this, an amendment was proposed to the existing Article 4 Direction in the conservation area which was established in 1995. This Article 4 area comprises all of Bury Road (but not including number 85), 1-33 (odds) New Road, 71-97 High Street (odds) and 11-19 (odds) Old Road.

Park Hill and Mulberry Terrace Article 4 Direction Area Boundary



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St Johns Avenue Article 4 Direction Area Boundary

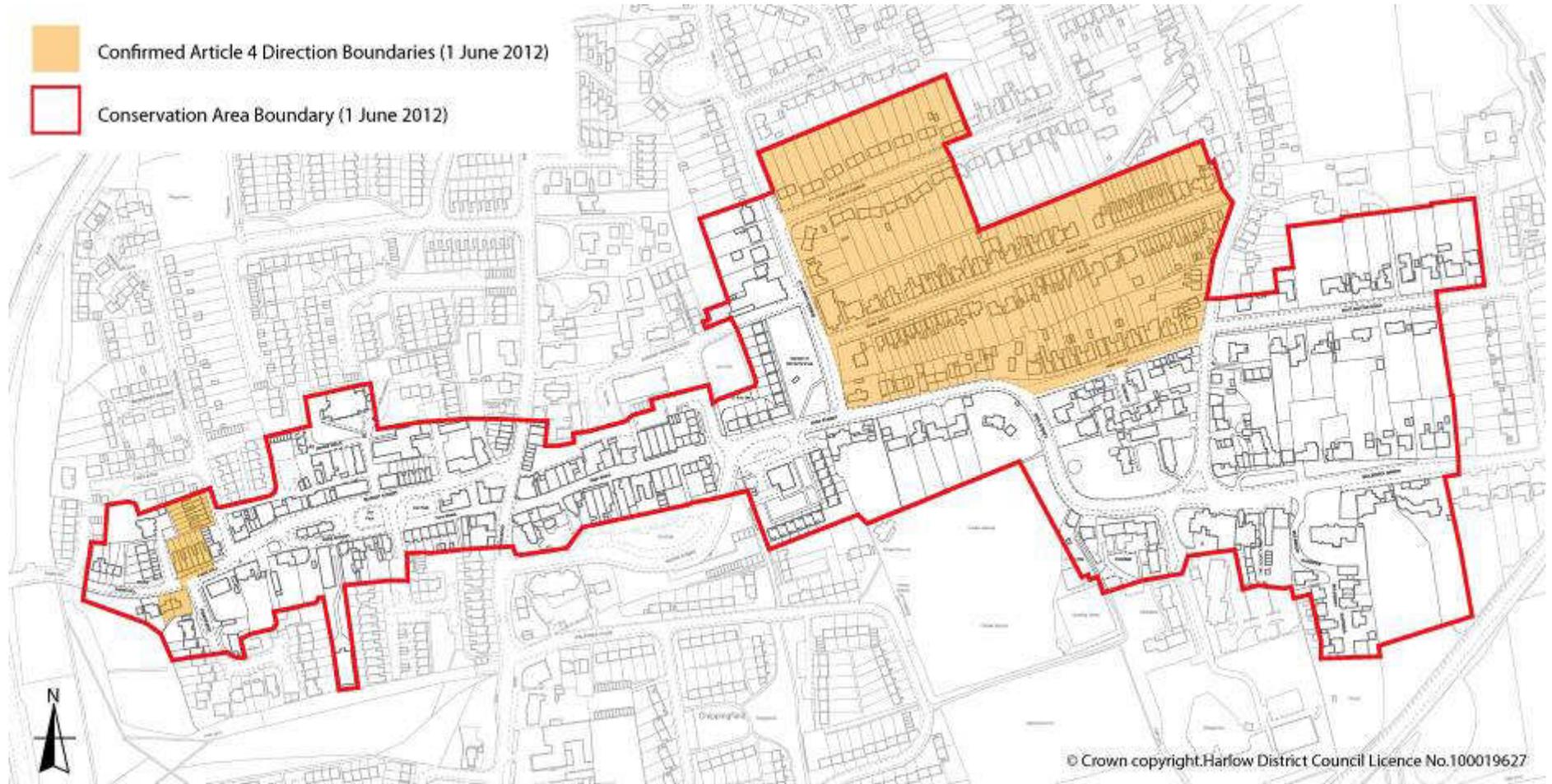


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Existing Article 4 Direction Area Boundary



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What forms of development do the Article 4 Directions cover?

The Article 4 Directions cover the following forms of permitted development:

- 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 or replacing solar panels on any side of the roof visible from the road.

Complete versions of the Article 4 Directions are included in Appendix A.

SECTION 2 – LEGISLATIVE PROCEDURE

The legislative process for consulting on and adopting an Article 4 Direction is set out in the GDPO (as amended).¹

Article 4 of the GPDO (as amended) provides Local Planning Authorities with the power to remove certain permitted development rights which are set out in the GPDO. Article 5 of the GDPO sets out the procedure for publishing and confirming an Article 4 Direction. This section of the GPDO stipulates specific actions which a Local Planning Authority must undertake when preparing and confirming an Article 4 Direction.

Publishing an Article 4 Direction

Article 5(1) of the GPDO (as amended) states that when making an Article 4 Direction, a Local Planning Authority must provide notice to residents in the following manner:

- By local advertisement
- By site display at no fewer than two locations within the area affected by the Direction; and
- By serving a notice to the owner and occupier of every part of the land within the Article 4 Direction area.

Article 5(4) states that the notice to owners and occupiers must specify the following:

- that the Direction is made under Article 4(1) of this Order;
- when the Direction will come into force.
- the area to which the direction relates.
- the forms of development covered by the Direction.
- the place where a copy of the direction and a map

¹ See - http://www.legislation.gov.uk/ukxi/2010/654/pdfs/ukxi_20100654_en.pdf

defining the area is located for viewing and during which times it is available to view.

- the date within which representations may be made.

Article 5(2) of the GPDO states that a Local Planning Authority need not to serve a notice to every owner and occupiers in the affected area if they consider that:

- an individual service on that owner or occupier is impracticable because it is difficult to identify or locate the person; or
- the number of owners or occupiers within the area to which the direction relates makes individual service impracticable.

Notifying the Secretary of State

Article 5(6) requires the Local Planning Authority to notify the Secretary of State on the same day as they publish an Article 4 Direction for consultation. The Local Planning Authority must also notify the County Council Planning Authority.

Public Consultation

Article 4(9) requires that the Local Planning Authority must take into account any representations received during the public consultation period.

Confirming an Article 4 Direction

Article 4(7) states that the Direction will then come into force on the date specified by the Local Planning Authority. However, in order to do so, the Direction will need to be confirmed by the Local Planning Authority.

In confirming an Article 4 Direction, Article 4 (11 and 12) of the

GPDO requires that a Local Planning Authority must:

- Send a copy to the Secretary of State; and
- Give notice to owners and occupiers in the area in the same manner as highlighted above in the following ways:
 - By local advertisement;
 - By site display at no fewer than two locations within the area affected by the Direction; and
 - By serving a notice to the owner and occupier of every part of the land within the Article 4 Direction area.

SECTION 3 – CONSULTATION METHODS USED

Public consultation ran for a period of six weeks - from 21 March to 2 May 2011. Representations could also be received after this date but none were received.

This section sets out the consultation methods used by the Council to notify owners and occupiers in the area about the Direction and to provide residents with the opportunity to comment on the proposals.

It highlights what specific measures Harlow District Council has taken to fulfil the legislative requirements for public consultation as set out in the GPDO (as amended).

Appendix A contains a full list of all of the consultation documents used during the public consultation.

What Consultation Methods Were Used?

The range of consultation methods used by the Council were:

- Letters and questionnaires posted to each individual household in the conservation area
- Bespoke letters, Article 4 Direction leaflets and representation forms posted to every householder in the areas affected by the Article 4 Directions.
- A face-to-face consultation which comprised a public exhibition in Old Harlow Arts and Recreation Centre took place on 29 March between 7pm and 9pm.

Where were Consultation Documents Made Available?

All consultation information was held in the Harlow Civic Centre and Old Harlow Library for the public to view during normal opening hours during the public consultation.

All relevant information to the public consultation was available for inspection online at www.harlow.gov.uk/conservation

How Could Residents Respond to the Consultation?

Residents were able to respond to the consultation in the following ways:

- by completing a public consultation questionnaire;
- by completing a representation form and posting it to the Forward Planning Team;
- by emailing a representation to: conservation@harlow.gov.uk;
- by submitting comments via the Council's e-consultation portal at: <http://harlow.jdi-consult.net/ldf/>; or
- by submitting comments face-to-face at the public exhibition in Old Harlow Arts and Recreation Centre on 29 March between 7pm and 9pm.
- By completing either a questionnaire or a representation form in person at Harlow Council Offices, Harlow Civic Centre, Water Gardens, Harlow, Essex.

Notices to Residents

As highlighted in Section 2, Article 5(1) requires the Local Planning Authority to serve a notice to every property in the area to which the direction relates.

The Council sent a notice to every occupier in the areas affected by Article 4 Directions on 18th March 2011. This letter advised residents of the proposed Article 4 Direction. It also included a leaflet which included:

- a summary of what an Article 4 Direction is;
- a map showing the area which the Article 4 Direction;
- a description of the forms of development covered by the Article 4 Direction;
- a statement that the Direction is made under Article 4(1);
- confirmation as to when the Direction would come into effect;
- a representation form which enabled residents to comment on the proposals;
- confirmation of the date within which representations may be made; and
- details of the location where copies of the Direction and Maps were available for inspection and the time they would be available.

In addition to this, all residents in the conservation area were sent a public consultation questionnaire. This questionnaire sought resident's views on the Draft Old Harlow Conservation Area Appraisal and Management Plan. It also asked specific questions about the proposed Article 4 Directions. A number of residents within the Article 4 Direction Areas chose to complete the questionnaire, rather than the representation form.

Notifying Owners

Article 5(2) of the GPDO states that a Local Planning Authority need not serve a notice to every owner and occupiers in the affected area if they consider that:

- an individual service on that owner or occupier is impracticable because it is difficult to identify or locate the person; or
- the number of owners or occupiers within the area to which the direction relates makes individual service impracticable.

As a result, the Council sent notices to all addresses within the areas affected by the Article 4 Directions. In this notice, was enclosed a form which asked residents to confirm whether they were the owners of the properties. If residents were not the owners, the form requested that residents confirmed who the owners of the properties were and provided their names and addresses. This allowed the Council to contact the owners at a separate address and give them notice of the Article 4 Direction. A copy of the land ownership form is included in Appendix A.

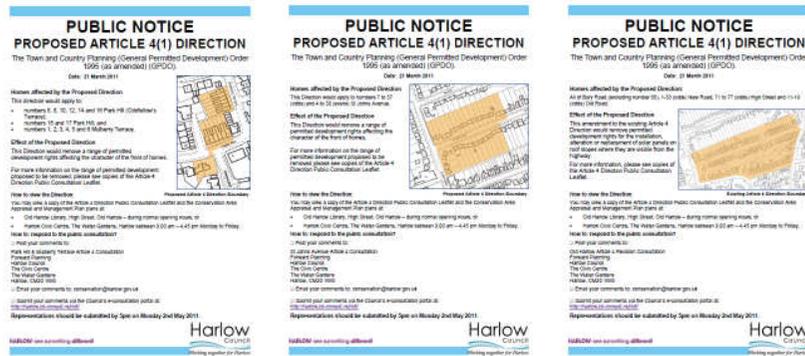
Due to the fact that a total of 169 properties were included in the Article 4 Direction areas, the Council has decided not to carry out a land registry search to confirm the land ownership details for every affected property. This is due to the cost of undertaking this procedure.

The Council has instead decided to take the measures highlighted above in order to ensure that owners of the properties have been made aware of the proposals. It is the Council's view that this is consistent with the legislative framework set out in Article 5(2) of the GPDO (as amended).

Site Notices

Article 5(5) of the GPDO (as amended) requires the Council to provide notice of the Article 4 Directions by site display at no fewer than two locations with in the area affected by the Direction.

Accordingly, site notices informing residents were placed in two locations in each of the three areas affected by the Article 4 Directions.



Site notices

Article 5(5) of the GPDO (as amended) states that, where a site display is, without any fault or intention of the Local Planning Authority, removed, obscured or defaced before the end of the consultation period, the Authority shall have complied with the regulations providing they have ‘taken reasonable steps for the protection of the notices, including, if need be, its replacement.’

To ensure that the Council has fulfilled the requirements of this aspect of the GPDO, a photographic record has been made of the site notices placed on site.

Photos of site notices taken put up on 21 March 2011:



Sign outside Mulberry Terrace



Sign on post at corner of Park Hill and Mulberry Terrace



Sign outside 1 New Road



Sign on Bury Road



Photos of signs attached to trees on St Johns Avenue

Site Inspections to Check Signs – 27 April 2011

The signs were later checked on 27 April 2011 to ensure that they were still at the location. This confirmed that three signs were still in place at New Road, Bury Road and Mulberry Terrace. However, three others had been removed at Park Hill, and St Johns Avenue.

Photos taken on 27th April confirming signs were still in place



Sign remaining in position outside 1 New Road



Sign remaining in position on Bury Road



Sign remaining in position outside Mulberry Terrace



Missing sign on post at corner of Park Hill and Mulberry Terrace
Missing signs were also observed on St Johns Avenue

Replacement signs erected on 28 April 2011

Accordingly, the signs on St Johns Avenue and Park Hill were replaced on 28 April 2011. All the signs were then left in place until 25 May 2011 when the remaining signs were removed.

Photos taken on 28 April 2011 – Replacement Signs



Photos of signs on St Johns Avenue (replaced on 28 April 2011)



Photos of sign on Park Hill (replaced on 28 April 2011)

Press Notice

Harlow Scene – Week of 20 March 2011

Scene 37

PUBLIC NOTICES

<p>St Johns Avenue Article 4 Direction PUBLIC CONSULTATION - 21st March 2011 to 2nd May 2011</p> <p>This Direction is made under Article 4(1) of The Town and Country Planning (General Permitted Development) Order 1995 (as amended)</p> <p>The direction would include numbers 7 to 37 (odds) and 4 to 30 (evens). St. John's Avenue</p> <p>The direction would remove certain householder permitted development rights, where they are visible from the highway. This direction would come into force on 1st May 2012.</p> <p>Where to view the Direction:</p> <ul style="list-style-type: none"> • www.harlow.gov.uk/conservation • Copies of this Article 4 Direction are available at Old Harlow library and the Civic Centre during normal opening hours. <p>Address all correspondence to:</p> <ul style="list-style-type: none"> • St Johns Avenue Article 4 Consultation Forward Planning Harlow Council The Civic Centre The Water Gardens Harlow, CM20 1WG • conservation@harlow.gov.uk <p style="text-align: right;"> Harlow Council <i>Working together for Harlow</i></p>	<p>Old Harlow Article 4 Direction Revision PUBLIC CONSULTATION - 21st March 2011 to 2nd May 2011</p> <p>This direction is made under Article 4(1) of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).</p> <p>The direction would include:</p> <ul style="list-style-type: none"> • all of Bury Road (excluding number 85); • 1-33 (odds) New Road; • 71 to 77 (odds) High Street; and • 11-19 (odds) Old Road <p>A minor amendment is proposed to the existing Article 4 Direction, to remove permitted development rights for the installation, alteration or replacement of solar panels on roof slopes, where they are visible from the highway.</p> <p>This direction would come into force on 1st May 2012.</p> <p>Where to view the Direction:</p> <ul style="list-style-type: none"> • www.harlow.gov.uk/conservation • Copies of this Article 4 Direction are available at Old Harlow library and the Civic Centre during normal opening hours. <p>Address all correspondence to:</p> <ul style="list-style-type: none"> • Old Harlow Article 4 Revision Public Consultation Forward Planning Harlow Council The Civic Centre The Water Gardens Harlow, CM20 1WG • conservation@harlow.gov.uk <p style="text-align: right;"> Harlow Council <i>Working together for Harlow</i></p>
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**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk



Harlow Council
Working together for Harlow

TOWN AND COUNTRY PLANNING ACT, 1990
 The following applications have been made to Broxbourne Borough Council:

Replacement 4 bed dwelling (entailing demolition of existing) with detached workshop and gymnasium. (Amendment to planning application 7/0912/08/F/HOD) - Old Well House Yewlands Drive Hoddesdon Hertfordshire EN11 8DE (Ref: 07/11/0202/F) Conservation Area.

Change of use from (B1) Office to 2 bed residential dwelling - Lowfield House Brocket Road Hoddesdon Hertfordshire EN11 8PB (Ref: 07/11/0202/F) Conservation Area.

A copy of the application and plans, and other documents submitted with them; may be inspected for a period of 21 days, beginning with the date of publication of this notice on-line at www.broxbourne.gov.uk or at the Borough Offices to view in paper format. If you do not have access to a computer they can be viewed at the Council One Stop Shops (excluding Wolsey One Stop Shop) or any Public Library. Opening times are shown below.

Any person who wishes to make representations to the Council about the applications should make them in writing to me, at the Borough Offices, within that period.

Borough of Broxbourne contact points.
 One Stop Shops are located at Wolsey Hall Windmill Lane Cheshunt, Unit 42 The Tower Centre Hoddesdon, 123 High Street Waltham Cross and at the offices of the undersigned. Opening hours are 9am to 5.30pm Monday to Friday and 9am to 1pm on Saturdays (except Waltham Cross 9am to 4pm Saturdays). The shops close at 3.30pm on the last Thursday of every month. There is a planning surgery at the Hoddesdon One Stop Shop on Mondays between 9.30 and 10.30 am where a planning officer is available to offer planning advice without appointment. A similar surgery is held at Waltham Cross One Stop Shop between 9.30 and 10.30 am on Wednesdays.

The Borough Offices, Bishops' College, Churchgate, Cheshunt, are open from 8.30am to 5.30pm Monday to Thursday, 8.30am to 5.00pm Friday (Tuesdays to 7.30pm) and 9am to 1pm on Saturdays.

J Stack
 Director of Environmental Services

**Park Hill and Mulberry Terrace
 Article 4 Direction
 PUBLIC CONSULTATION -
 21st March 2011 to 2nd May 2011**

This direction is made under Article 4(1) of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The direction would include:

- numbers 6, 8, 10, 12, 14 and 16 Park Hill (Oddfellow's Terrace)
- numbers 1, 2, 3, 4, 5 and 6 Mulberry Terrace; and
- numbers 15 and 17 Park Hill.

The direction would remove certain household permitted development rights, where they are visible from the highway.

This direction would come into force on 1st May 2012.

Where to view the Direction:

- www.harlow.gov.uk/conservation
- Copies of this Article 4 Direction are available at Old Harlow library and the Civic Centre during normal opening hours.

Address all correspondence to:

- Park Hill and Mulberry Terrace
 Article 4 Direction Public Consultation Forward Planning
 Harlow Council
 The Civic Centre
 The Water Gardens
 Harlow, CM20 1WG
- conservation@harlow.gov.uk

Harlow Council
 Working together for Harlow

Face-to-face consultation

Face-to-face consultation via a public exhibition took place at Old Harlow Arts and Recreation Centre on 29 March between 7pm and 9pm. This allowed residents to discuss the proposals and examine exhibition boards with information about the range of proposals arising from the Draft Old Harlow Conservation Area Appraisal and Management Plan.



Public consultation exhibition at Old Harlow ARC

Advertising the Public Consultation

The public consultation relating to the Draft Old Harlow Conservation Area Appraisal and Management Plan was advertised by posters in the Old Harlow area. These were placed in the following locations:

- Old Harlow Arts and Recreation Centre;
- Old Harlow Library

Draft Old Harlow Conservation Area Appraisal and Management Plan & Proposed Harlow Garden Village Conservation Area

Public Consultation - 21st March to 2nd May 2011



Harlow Council has published the Draft Old Harlow Conservation Area Appraisal & Management Plan for consultation. The aims of the document are to:

- define the special architectural and historic interest of Old Harlow Conservation Area;
- review the Conservation Area boundaries and assess whether any further parts of the area should be given Conservation Area status;
- identify issues affecting the character of the area;
- highlight opportunities for preservation and enhancement;
- increase public awareness and involvement in the preservation of the area; and
- provide a framework for planning decisions within the Old Harlow Conservation Area.

How to view the document:

The document is available for downloading on the Council's website at: www.harlow.gov.uk/conservation.

Paper copies of the document are available for inspection at Old Harlow Library and at the Council's offices at The Civic Centre during normal office hours.

How to have your say:

You can respond by:

- Completing a consultation questionnaire - available in local libraries, The Civic Centre, and at: <http://harlow.jdi-consult.net/jdi/>
- Submitting your comments via the Council's e-consultation portal at: <http://harlow.jdi-consult.net/jdi/>
- Email your comments to conservation@harlow.gov.uk
- Posting your comments to: The Forward Planning Department, The Civic Centre, The Water Gardens, Harlow, CM20 1WG

A public exhibition has been arranged on Tuesday 29th March between 7pm and 9pm at Old Harlow Arts and Recreation Centre to provide residents the opportunity to view the proposals contained in the document.

All written responses should be received by 5pm on 2nd May 2011.

HARLOW-see something different

Harlow
Council
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Poster highlighting the public consultation

SECTION 4 – PUBLIC CONSULTATION RESPONSES & ANALYSIS

During the public consultation on the Old Harlow Conservation Area Appraisal and the Article 4 Directions, all the residents in the Conservation Area were sent a public consultation questionnaire. This provided all residents and businesses in the Conservation Area with the opportunity to comment on the proposed Article 4 Directions.

Residents in the areas affected by the Article 4 Directions were also sent leaflets explaining the Article 4 Direction in more detail. These leaflets also had included a representation form. Representation forms provided residents in the affected areas with the opportunity to provide a more lengthy response than was possible in the questionnaire.

A total of 21 residents provided feedback on the Article 4 proposals by completing the relevant questions in the Draft Old Harlow Conservation Area Appraisal and Management Plan Consultation Questionnaire.

Only one resident chose to respond by filling out the representation form attached with the Article 4 leaflet to householders. This resident lived on Bury Road who supported the proposals stating: 'I agree with the Council's proposed Article 4 changes'.

The relevant questions in the Draft Old Harlow Conservation Area Appraisal and Management Plan Consultation Questionnaire were questions 8, 9 and 10. These are shown below:

Question 8 - Do you support the proposed Article 4 Direction in the St John's Character Area?

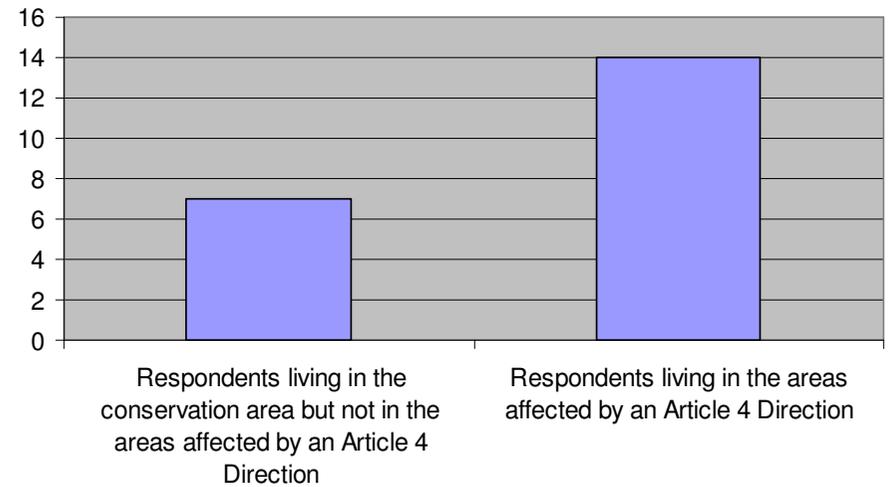
Question 9 - Do you support the proposed Article 4 Direction in the Park Hill Character Area.

Question 10 - Do you support the inclusion of *“the installation, alteration or replacement of solar panels on roof slopes where they are visible from the highway”* in the existing Article 4 Direction in the Conservation Area?

For each question residents were given the following options for response:

Strongly Support Support Neutral Disapprove Strongly Disapprove

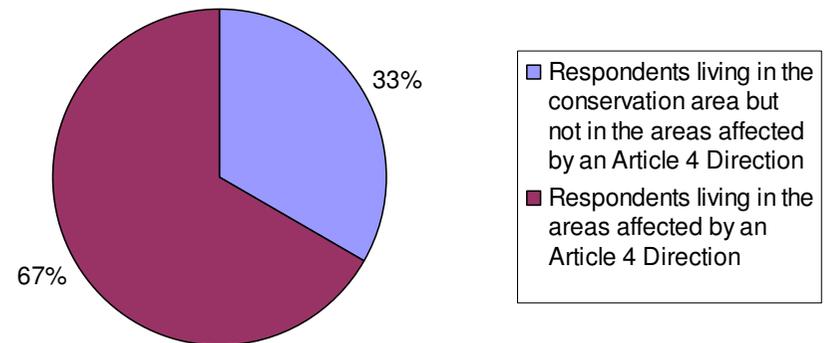
Any further comments?



The entire Draft Old Harlow Conservation Area Appraisal and Management Plan Consultation Questionnaire is contained in Appendix A.

BREAKDOWN OF RESPONSES

Of the 21 residents who responded to the public consultation, 14 respondents were residents living in the areas affected by the Article 4 Directions. The remaining 7 respondents were residents living in the Old Harlow Conservation Area but who did not live in the areas affected by Article 4 Directions.



Structure of the Analysis of Responses

Analysis of the public consultation responses is structured in the following way:

- First, an overall quantitative assessment is provided of all the responses received on each of the Article 4 Direction areas (Section A).
- Second, a quantitative assessment is provided of the responses received from residents within the Article 4 Direction area only (Section B).
- A demographic analysis is provided to demonstrate the age and gender of the respondents
- Finally, a schedule of written comments is provided with officer comments (Section C).

Within each section some analysis of the consultation responses is provided in the form of additional commentary boxes. These commentary boxes provide officer interpretation of the responses received. These commentary boxes provide objective and factual summaries of the responses received.



Additional Commentary Boxes

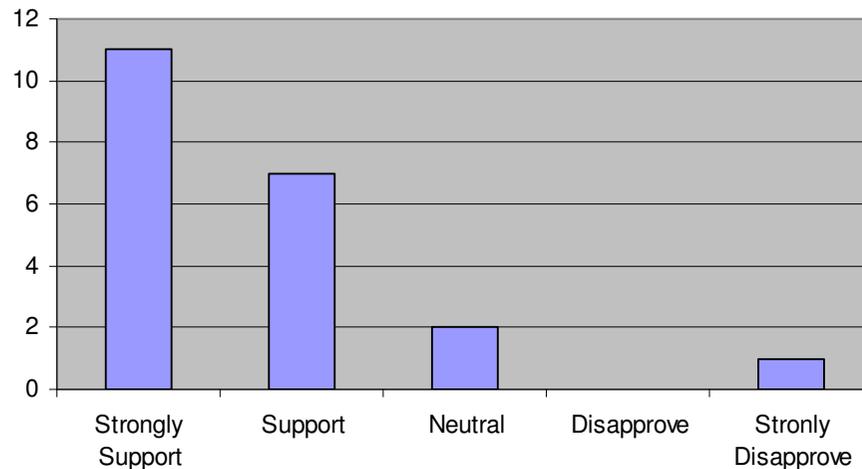
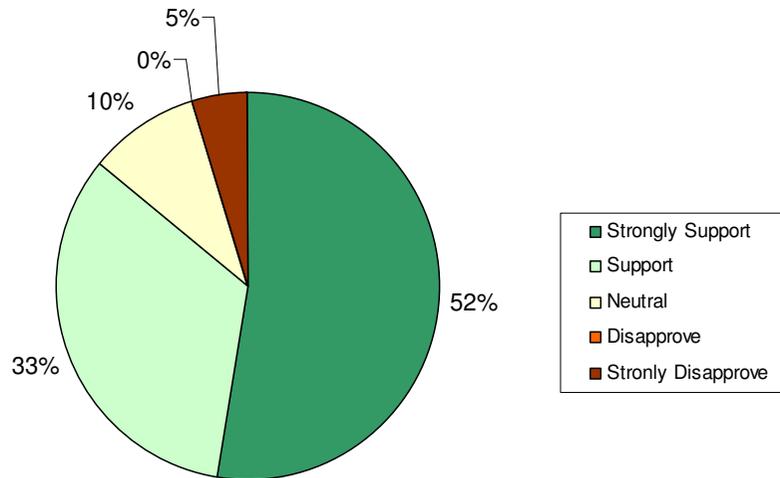
Section A - Analysis of the total consultation responses received

This section provides an overall quantitative assessment of all the responses received to questions contained in the public consultation questionnaire on each of the Article 4 Direction areas. It includes responses from people who do live within the areas affected by the Article 4 Directions. It also includes responses from residents who do not live in properties comprised in the Article 4 Direction Areas but live in the Old Harlow Conservation Area.

This is because all residents in the conservation area were sent a questionnaire as part of the wider public consultation on the Draft Old Harlow Conservation Area Appraisal and Management Plan. It was viewed that residents in the conservation area should have a say on preservation proposals affecting the conservation area.

However, section B provides an assessment of responses received from residents living in the properties affected by the Article 4 Directions.

Question 8 - Do you support the proposed Article 4 Direction in the St Johns Character Area?



Key Points:

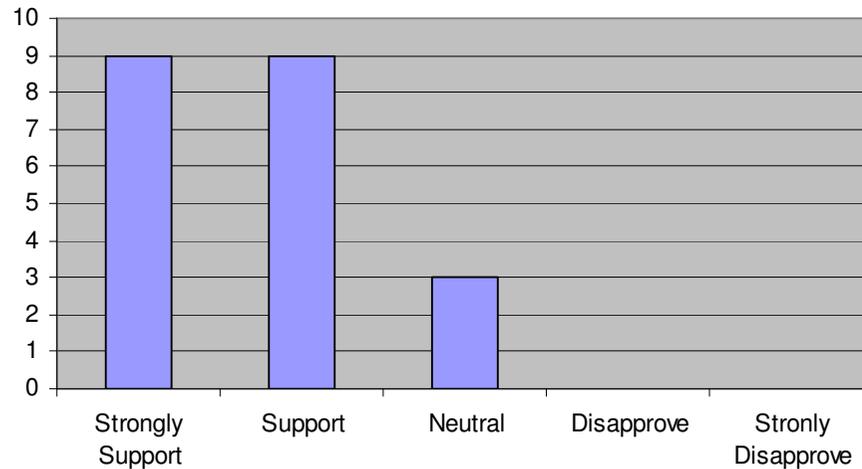
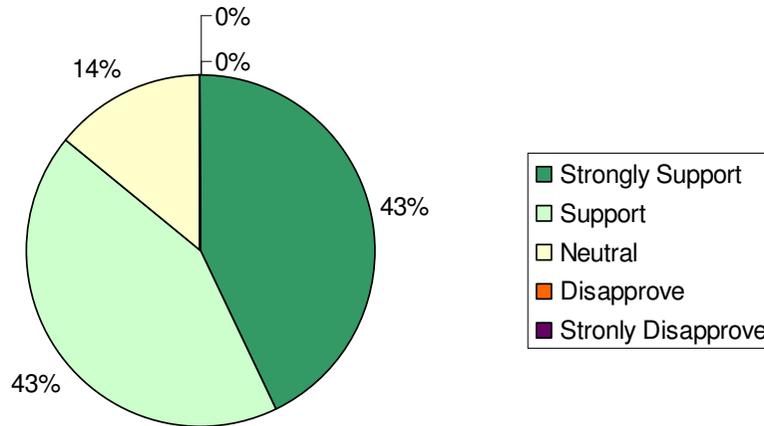
- 85% of respondents living in the conservation area either support or strongly support the proposal for an Article 4 Direction in St Johns Avenue (18 residents).
- 5% of respondents living in the conservation area strongly disapproved of the proposal (1 resident).
- 10% of respondents were neutral (2 residents).

Analysis:

Responses received from residents within the conservation area as a whole would suggest that there is support for the proposal for an Article 4 Direction on St Johns Avenue.

Whilst one resident (5% of all respondents) did state that they strongly disapproved of the proposals, this is significantly outweighed by the number of residents who responded in support of the proposal.

Question 9 - Do you support the proposed Article 4 Direction in the Park Hill Character Area.



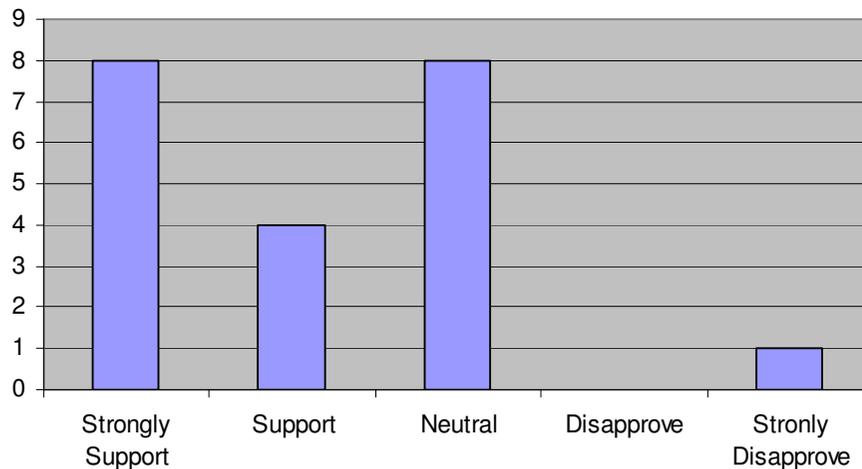
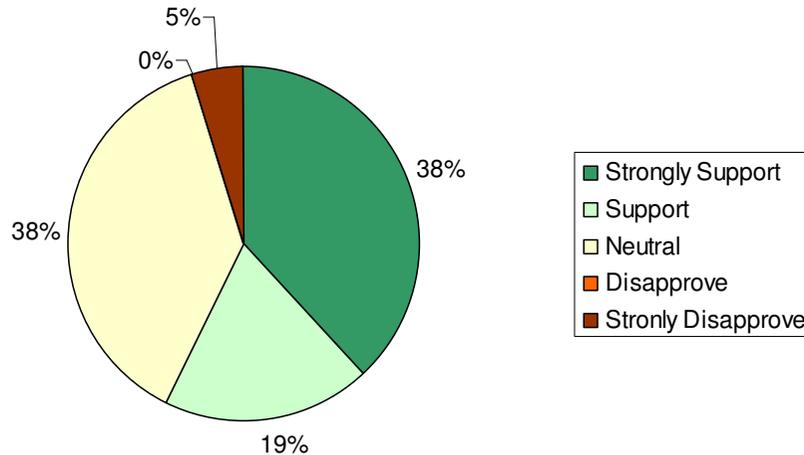
Key Points:

- 86% of respondents living in the conservation area either support or strongly support the proposal for an Article 4 Direction in on Park Hill and Mulberry Terrace (18 residents).
- No residents in the conservation area either disapproved or strongly disapproved of the proposal.
- 14% of respondents were neutral (3 residents).

Analysis:

Responses received from residents within the conservation area as a whole would suggest that there is support for the proposal for an Article 4 Direction on Park Hill and Mulberry Terrace.

Question 10 - Do you support the inclusion of “the installation, alteration or replacement of solar panels on roof slopes where they are visible from the highway” in the existing Article 4 Direction in the Conservation Area?



Key Points:

- 57% of respondents living in the conservation area either support or strongly support the proposal for an Article 4 Direction in on Park Hill and Mulberry Terrace (12 residents).
- One respondents living in the conservation area strongly disapproved of the proposal (5% of all respondents).
- 38% of respondents were neutral (8 residents).

Analysis:

Responses received from residents within the conservation area as a whole would suggest that there is support for the proposed changes to the existing Article 4 Direction covering parts of Bury Road, New Road, High Street and Old Road.

Although a number of respondents were neutral on the proposal, analysis of where these respondents lived showed that 7 of the 8 who were neutral on the proposal do not live in the affected areas. The relatively high number of neutral responses may therefore be explained by residents not wanting to determine the outcome on consultation on a proposal for an area in which they did not live.

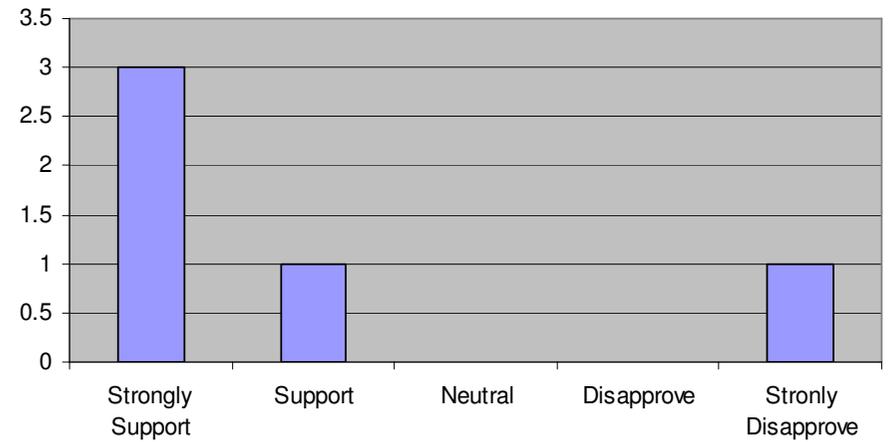
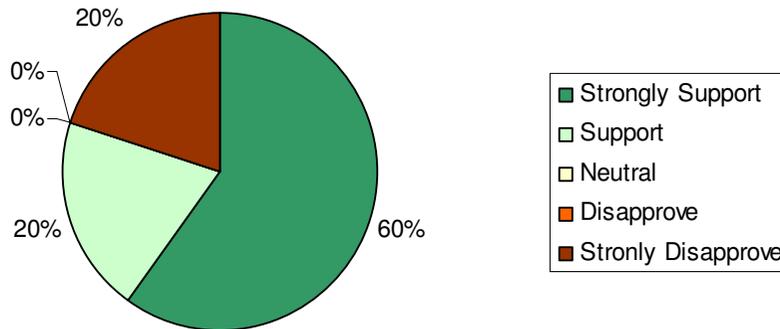
Overall, the responses received suggest that there is support for the proposal with more respondents supporting the proposal than the remaining neutral or disapproving.

Section Two: Responses received from residents within the Article 4 Direction areas

This section of the Consultation Statement examines the responses of residents who live in the areas affected by the Article 4 Direction. In the analysis which follows the responses of residents in the Conservation Area who do not live in the areas affected by the specific Article 4 Direction have not be included. Instead, only the responses received from residents living in the affected areas is presented.

Question 8 - Do you support the proposed Article 4 Direction in the St John’s Character Area?

This analysis only includes responses received from residents who live in the St Johns Avenue Article 4 Direction area: 7-37 (odd) and 4-30 (even) St Johns Avenue.



Key Points:

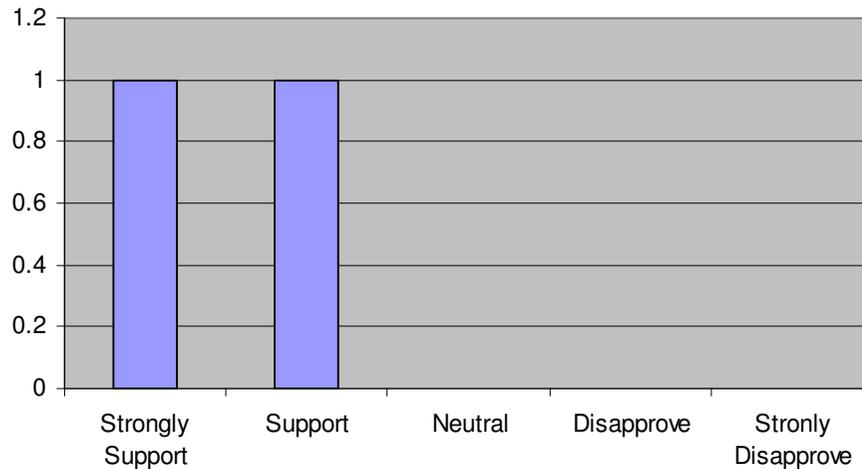
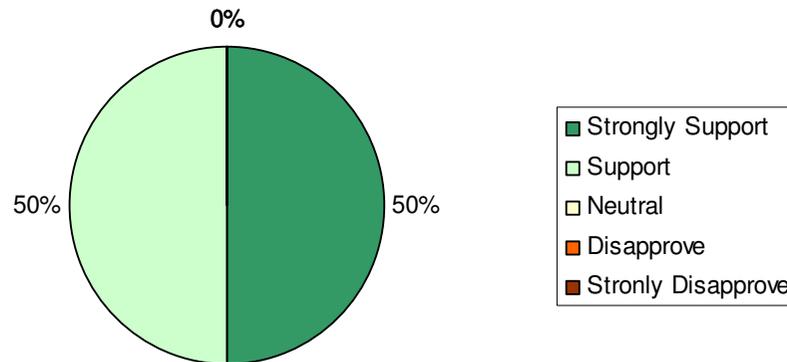
- 80% of respondents living who live in the affected area either support or strongly support the proposal for an Article 4 Direction in on St Johns Avenue (4 residents).
- 60% of respondents living who live in the affected area strongly support the proposal for an Article 4 Direction in on St Johns Avenue (3 residents).
- 20% of respondents living who live in the affected area strongly disapproved of the proposal (1 resident).

Analysis:

Responses received from residents living on St Johns Avenue would suggest that there is support for the proposal for an Article 4 Direction in this area.

Question 9 - Do you support the proposed Article 4 Direction in the Park Hill Character Area?

This analysis only includes responses received from residents who live in the affected area: 6-16 (odd) Park Hill (Oddfellow’s Terrace), 15 and 17 Park Hill and 1-6 Mulberry Terrace.



Key Points:

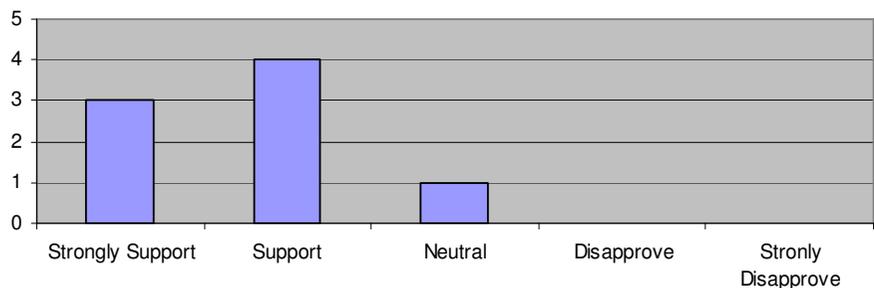
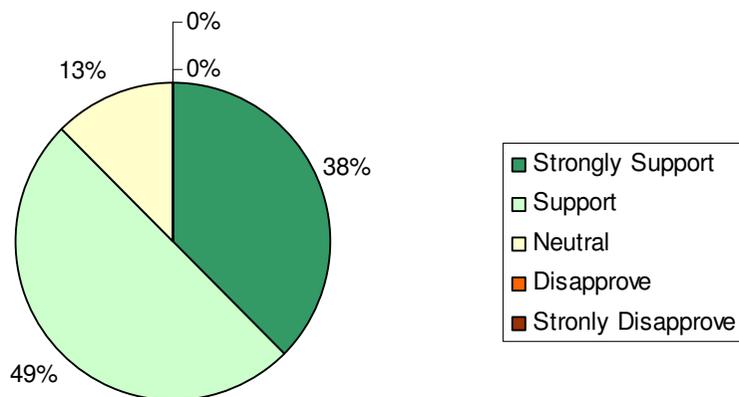
- 100% of respondents living who live in the affected area either support or strongly support the proposal for an Article 4 Direction in on Park Hill and Mulberry Terrace (2 residents).
- There were no responses received objecting to the proposed Article 4 Direction from residents living in the affected area.

Analysis:

Responses received from residents living on Park Hill and Mulberry Terrace would suggest that there is support for the proposal for an Article 4 Direction in this area.

Question 10 - Do you support the inclusion of “the installation, alteration or replacement of solar panels on roof slopes where they are visible from the highway” in the existing Article 4 Direction in the Conservation Area?

This analysis only includes responses received from residents who live in the affected area: This is all of Bury Road (but not including number 85), 1-33 (odds) New Road, 71-97 High Street (odds) and 11-19 (odds) Old Road.



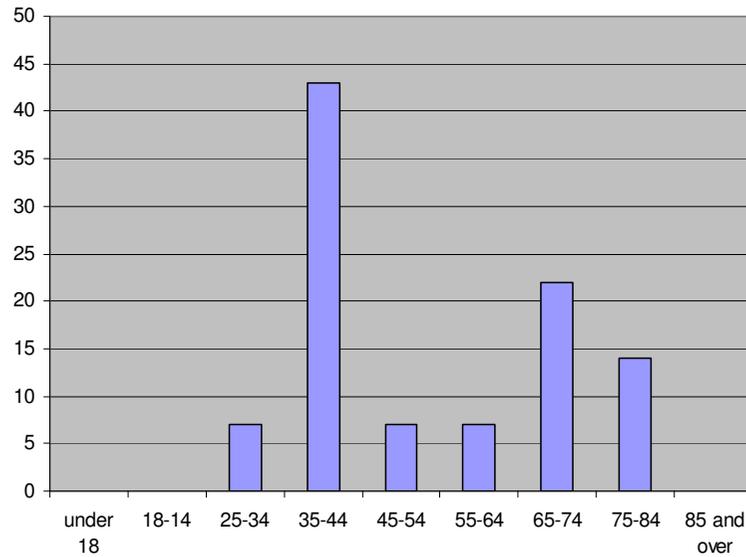
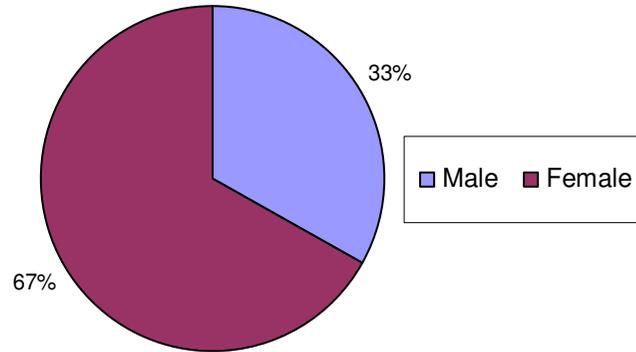
Key Points:

- 87% of respondents living who live in the affected area either support or strongly support the proposed alterations to the existing Article 4 Direction (7 residents).
- There were no responses received objecting to the proposed Article 4 Direction from residents living in the affected area.
- 13% of residents who responded to the consultation were neutral on the proposals (1 resident).

Analysis:

Responses received from residents living in the properties comprised in the existing Article 4 Direction would suggest that there is support for the proposal to alter the Article 4 Direction in order to include the installation, alteration and replacement of solar panels on roof slopes visible from the highway.

Demographic Analysis of Respondents to the Consultation



PART 3 - SCHEDULE OF COMMENTS RECEIVED

Respondent	Brewster8
Organisation	None
Section	General
Comment	Must say if the preservation of Old Harlow can be achieved it would be a marvellous thing.As your report points out there are lots of wonderful and interesting properties and buildings in the area.It would be great to keep the 'old feel ' about the place.
Officer Response	Comment noted and supported
Respondent	Paul Curran
Organisation	None
Section	St Johns Article 4 Direction
Comment	From 2011 onwards the existing Old Harlow should be a conservation area.
Officer Response	Comment noted and supported
Respondent	Mary Wiltshire
Organisation	None
Section	Proposed Article 4 on St John's Avenue
Comment	Please extend it to the rest of St John's Avenue, even though it is a bit late for a number of

	properties.
Officer Response	Comment noted and supported
Respondent	Mary Wiltshire
Organisation	None
Section	Bury Road Article 4 revision
Comment	Insisting on solar panels being completely invisible from the highway could be a bit tough on environmentally friendly householders, bearing in mind that the panels have to be where they can catch the most sunlight. Could the requirement be more along the lines that they should be sited towards the rear of the propperty, or not obvious from the highway?
Officer Response	Comment noted. The Article 4 Direction does not insist that solar panels should be invisible from the highway. The Article 4 Direction removes permitted development rights for this form of development. Consequently householders wishing to carry out this form of development will have to submit a planning application before carrying out the works. A planning application would then need to be assessed on its merits. In judging whether to grant planning approval, the Council will then be in a stonger position to ensure that this form of development can be sympathetically incorporated and not negatively affect the character of the area.

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Respondent	Maureen Sheils
Organisation	None
Section	Installation of solar panels on Bury Road
Comment	Homes that have permission to instal pannels should not have to take them down.
Officer Response	Comment noted and supported. The Article 4 Direction cannot be applied retrospectively and will not impact residents who have already erected solar panels. The Article 4 Direction only comes into force on the 1 June 2012.
Respondent	Kevin Higgs
Organisation	None
Section	Article 4 Revision for Bury Road
Comment	I agree with the Council's proposed Article 4 changes
Officer Response	Comment noted and supported