

Protecting the Heritage of Harlow

St John's Avenue Article 4 Direction Confirmation



The St John's Avenue Article 4 Direction comes into effect on 1 June 2012.
This leaflet explains what the Article 4 Direction means for home owners and householders.

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 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 specified in the Direction.

Which homes does the Article 4 Direction apply to?

This Direction applies to:

- St John's Avenue – 7 to 37 (odds) and 4 to 30 (evens)

These homes are shown on the map below.



Article 4 Direction Area

Effect of the Direction

The Direction removes certain permitted development rights normally available to householders for forms of development which affect the character of the front of homes.

What forms of permitted development does the Article 4 Direction remove?

The specific forms of permitted development removed are set out in the Article 4 Direction contained in Box A. The Direction fits in with the precise description of development contained in the General Permitted Development Order (GDPO). A summary of the Direction has been provided in Box B. However, residents should refer to Box A for the exact legal meaning of the Direction.

BOX A: Article 4 Direction - St John's Avenue

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

This Direction applies to house numbers 7 to 37 (odds) and 4 to 30 (evens) St John's Avenue. This Direction removes the following forms of permitted development, as defined in The Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GPDO):

Part 1 of the GPDO - Development within the curtilage of a dwellinghouse

- The enlargement, improvement or other alteration of a dwellinghouse - where this would front a highway (Class A).
- Any alteration to the roof of a dwellinghouse - where this would front a highway (Class C).
- The erection or construction of a porch outside any external door of a dwellinghouse - where this would front a highway (Class D).
- Development consisting of:
 - (a) the provision of any hard surface within the curtilage of the dwellinghouse - where this would front a highway; and
 - (b) the replacement of such a surface - where this would front a highway (Class F).
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling house - where this would front a highway (Class G).

Part 2 of the GPDO - Minor operations

- 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 (Class A).
- The painting of the exterior of any building which would be visible from the highway (Class C).

Part 40 of the GPDO - Installation of domestic microgeneration equipment

- The installation, alteration or replacement of solar photovoltaics or solar thermal equipment on either of the following:
 - (i) a roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway; or
 - (ii) a roof slope of a building within the curtilage of the dwellinghouse and would be visible from a highway.

BOX B: This means you need to apply for planning permission if you want to:

- Change the front of a home, including extensions and the replacement of doors and windows.
- Change the roof slope which faces a road.
- Build a porch.
- Build or replace an area of paving in the front garden of a home.
- Carry out any work to a chimney.
- Build or knock down any wall, fence or gate in a front garden.
- Paint the walls of a home which faces the road.
- Put up or replace solar panels on a roof slope visible from the road.



Original features on homes in the area such as front garden hedges, sloping roofs, gable bays and colourful front doors.

When does this Article 4 Direction come into force?

This Article 4 Direction comes into force on 1 June 2012.

Has the Council consulted with the public regarding this Article 4 Direction?

Between 21 March and 2 May 2011, the Council carried out a 6-week public consultation on the Article 4 Direction. Residents were encouraged to comment on the matter and the Council examined all comments made before reaching a final decision. The majority of residents supported the Article 4 Direction.

A Consultation Summary Report - which highlights the consultation methods used by the Council and summarises the consultation responses received - is available online at:

<http://www.harlow.gov.uk/conservation>

The report can also be viewed at Harlow Central Library, Old Harlow Library and the Civic Centre during normal opening hours.

Does an Article 4 Direction mean I won't be able to make changes to my home?

- An Article 4 Direction does *not* mean that homeowners cannot make any changes to their property. It means that homeowners have to make a planning application to the Council first, before carrying out certain forms of development.
- This Article 4 Direction does *not* mean that changes are not allowed. It just means that any proposed changes will need to respect the character of this area of the conservation area.
- In assessing planning applications, the Council will ensure that the changes proposed are in keeping with the character of the conservation area and that traditional features are preserved or replicated where possible.
- Importantly, the Article 4 Direction only applies to a specified range of development which affects the character of the front of dwellings. It does not prevent homeowners carrying out other forms of permitted development to the rear of their properties, such as rear extensions.

Do I need to pay to submit a planning application under these circumstances?

Planning applications submitted for forms of development removed by the Direction can be submitted free of charge.

Where are copies of the St John's Avenue Article 4 Direction made available?

Copies of the Article 4 Direction are available for inspection at Harlow Central Library, Old Harlow Library and at Harlow Council Offices, The Civic Centre, Water Gardens.

Copies of the Article 4 Direction and its associated documents are available online at <http://www.harlow.gov.uk/conservation>

If you have any further enquiries relating to the Direction, please write to:

Forward Planning
Harlow Council
The Civic Centre
The Water Gardens
Harlow
CM20 1WG

Telephone: 01279 446579

Or email: conservation@harlow.gov.uk

Why has the Council confirmed an Article 4 Direction in this location?

Harlow Council carried out public consultation on The Draft Old Harlow Conservation Area Appraisal and Management Plan between 21 March and 2 May 2011. The draft appraisal identified a number of dwellings on St John's Avenue as having a very special architectural, historic and landscape character which the Council would like to preserve. The area contains a collection of highly attractive homes built in the 1930s. The design of the buildings and gardens in this area strongly reflects the Garden Village movement, which was at the forefront of town planning practices at the time. The draft appraisal highlighted the important contribution these homes make to the character of the conservation area.



However, there is a risk that the special character of these homes could be eroded as a result of small-scale unsympathetic changes. This could include the removal of front garden hedges, the removal of original doors, painting the front of the house and the construction of front porch extensions, etc. Prior to the confirmation of the Article 4 Direction, these changes could be carried out without the need for planning permission.

This Article 4 Direction helps the Council to more effectively manage change in this important area, by requiring householders to submit a planning application when proposing certain changes which would affect the character of the front of their homes. Appropriate guidance will be provided to householders when they are considering making these types of changes, to ensure that development is in keeping with the character of the area.

Old Harlow Conservation Area Appraisal and Management Plan

Draft Consultation Version

21st March to 2nd May 2011



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Benefits of this Article 4 Direction

- This Article 4 Direction helps ensure that the special character of this part of the Conservation Area is preserved now and for future generations. It provides the Council with additional planning powers to guide development so that it takes place in a way that reinforces the existing character of the Conservation Area.
- The existing Article 4 Direction in place in the areas of Bury Road and New Road has proved to be an effective tool for managing potentially unsympathetic alterations in the Conservation Area. This has helped to prevent further erosion of the character in this area and has been generally well-received by residents.
- Research has shown that well-preserved conservation areas can increase the value of properties. A recent survey of estate agents by English Heritage reveals that 82% of estate agents felt that original features tend to add financial value to properties.

Other Article 4 Directions found in the Old Harlow Conservation Area

Article 4 Directions are also now in place at two other sites within the Old Harlow Conservation Area (see map below). These other sites consist of:

- Park Hill – 6, 8, 10, 12, 14 and 16 (Oddfellow's Terrace)
- Mulberry Terrace – 1, 2, 3, 4, 5 and 6
- Park Hill – 15 and 17
- Bury Road – all houses except 85
- New Road – 1 to 33 (odds)
- High Street – 71 to 77 (odds)
- Old Road – 11 to 19 (odds)

The aim of all of the Article 4 Directions is to help deliver the objectives of the Old Harlow Conservation Area Appraisal and Management Plan.



