

# Public Consultation Statement

## Old Harlow and Harlow Garden Village Estate Conservation Area Character Appraisals & Management Plans

November 2013



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**Introduction**

1.1 This Consultation Statement summarises the consultation process undertaken by Harlow District Council in preparing and adopting the following conservation area documents:

- Old Harlow Conservation Area Character Appraisal
- Old Harlow Conservation Area Management Plan
- Harlow Garden Village Estate Conservation Area Character Appraisal
- Harlow Garden Village Estate Conservation Area Management Plan

1.2 The aims of the Consultation Statement are to:

- explain the process and stages involved in preparing the character appraisals and management plans;
- summarise the public consultation methods used;
- describe and analyse the feedback and comments received during the public consultation period; and
- explain how the documents have been finalised prior to adoption.

**Background**

1.3 Conservation areas are parts of our local environment with special architectural and historic qualities. They area created by local planning authorities in consultation with the local community to preserve and enhance the special character of these areas so that they can be enjoyed now by people and by future generations.

1.4 The Old Harlow and Harlow Garden Village Estate Conservation Area Character Appraisals and Management Plans have been prepared in order to fulfil the local planning authority's statutory duty to review and monitor conservation areas in its area and to produce proposals for their preservation and enhancement.

**Character appraisal**

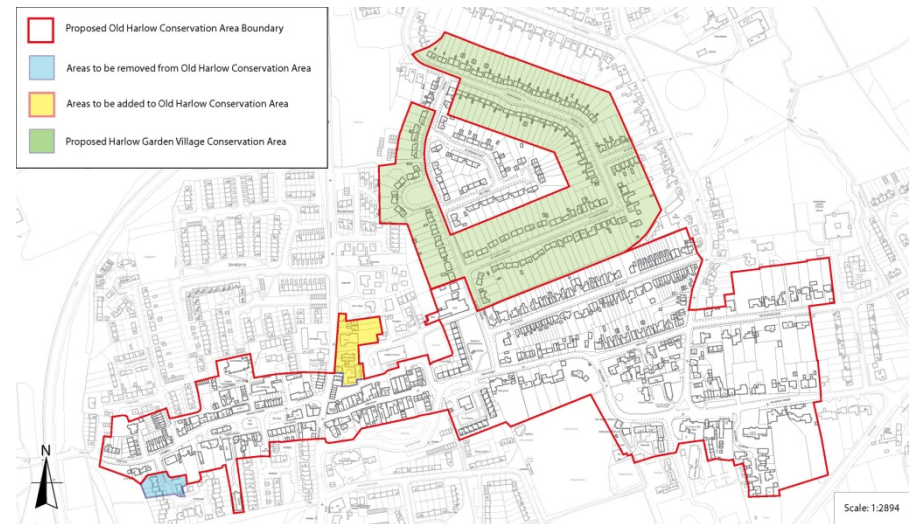
- 1.5 The purpose of the character appraisal is to:
- define and record the special architectural, historic and townscape character of conservation area;
  - highlight special features of the conservation area which contribute to the character of the area and merit being preserved or enhanced;
  - describe how Old Harlow and its setting has developed and changed over time and the factors which have influenced this process;
  - review and clearly define the conservation area boundaries, so that they reflect what is considered worthy of preservation; and
  - increase public awareness and involvement in the preservation and enhancement of the area.

**Management plan**

- 1.6 The purpose of this management plan is to:
- identify issues, challenges and threats affecting the character of the conservation area;
  - highlight opportunities to more effectively manage and preserve the special character and key features of the conservation area;
  - suggest potential enhancement measures which could strengthen and reinforce the character of the conservation area;
  - provide design guidance and principles for areas covered by Article 4 Directions; and
  - provide a robust framework for making planning decisions.

### Public consultation

- 2.1 Harlow Council carried out public consultation on the Draft Old Harlow Conservation Appraisal and Management Plan for 6 weeks between 21 March and 2 May 2011.
- 2.2 The draft public consultation document was by Executive Committee following recommendation from the Environment Policy Working Group of 25 January 2011.
- 2.3 The document outlined the purpose of the appraisal and management plan; the location and setting of the conservation area; and the historic development of Harlow. It provided character appraisals for the following character areas:
- Park Hill
  - Market Street
  - High Street
  - Bury Road & New Road
  - St John's Avenue
  - Mulberry Green
  - Watlington Road
- 2.4 Also included in the same document was a management plan which outlined a number of recommended boundary changes, preservation and enhancement proposals and proposals for locally listed buildings.
- 2.5 A key aspect of the conservation area recommendations was the proposals to alter the Old Harlow Conservation Area boundary and create a new conservation area – Harlow Garden Village Estate Conservation Area. This conservation area was to include dwellings on St John's Avenue within the existing Old Harlow Conservation Area, as well as dwellings with a similar architectural and landscape character on Manor Road and the Hill.
- 2.6 These proposals have resulted in final conservation area boundaries being adopted and conservation area character appraisals and management plans being prepared to reflect these new conservation area boundaries.



**Legislative background**

- 2.7 Section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 places a general duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas.
- 2.8 It also states that these proposals should be subject to public consultation at a public meeting in the area which they relate and that the local planning authority should have regard to any views concerning these proposals expressed by persons attending the meeting.

**Public consultation – best practice**

- 2.9 Harlow Council’s Statement of Community Involvement outlines public consultation requirements for the local planning authority when carrying out consultation on Development Plan Documents, Supplementary Planning Documents and planning applications.
- 2.10 Conservation area appraisals and management plans are not bound by the requirements set out in the Council’s Statement of Community Involvement (SCI) which relates to Local Development Framework Documents such as the Council’s Core Strategy or Supplementary Planning Documents.
- 2.11 However, the Council’s aim has been to reflect and fulfil the consultation requirements outlined in this SCI in preparing, consulting and adopting the conservation area appraisal and

management plan and mirror the process which would normally be followed when preparing a Supplementary Planning Document.

- 2.12 Harlow’s Statement of Community Involvement states that the Council will produce Supplementary Planning Documents in the following manner:

<b>Stages in the preparation of Supplementary Plan Documents (SPDs)</b>	
<b>Stage 1</b>	<p><b>Development of Evidence Base</b></p> <p>This stage focuses on survey and evidence gathering in order to guide the production and content of the document</p>
<b>Stage 2</b>	<p><b>Prepare Draft SPD</b></p> <p>A draft SPD document will be prepared by the Council</p>
<b>Stage 3</b>	<p><b>Draft SPD Consultation</b></p> <p>The draft SPD document is released for community comment for 6 weeks. It will be accompanied by a formal sustainability appraisal.</p>
<b>Stage 4</b>	<p><b>Preparation of Final SPD</b></p> <p>Once submissions have been received, they will be analysed and comments will be incorporated (where possible).</p>
<b>Stage 5</b>	<p><b>Adoption</b></p> <p>The Council will then adopt and publish the final document.</p>

- 2.13 The Council's Statement of Community Involvement recommends that the following consultation methods are used when preparing a Supplementary Planning Document:
- Information should be housed on the Council's website
  - Documents should be available at the library and civic centre
  - Letters should be sent to stakeholders and local residents
  - Newspaper advertisements and / or articles
  - Leaflets
  - consultation questionnaires
  - face-to-face meeting with groups or individuals

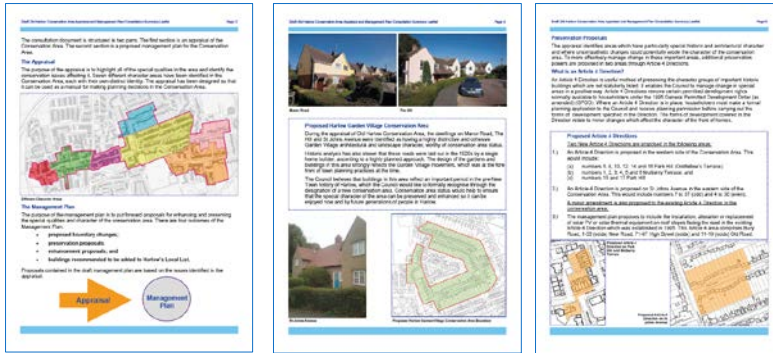
#### **Public consultation methods used**

- 2.14 During the public consultation the Council wrote to every household and business located within the conservation area boundary. Each recipient was sent a letter outlining the purpose and content of the consultation document and where to find the documents online and in person at local libraries and Harlow civic centre. In correspondence sent to recipients was enclosed a public consultation leaflet and a public consultation questionnaire.
- 2.15 The public consultation leaflet provided an overview of the content and proposals contained in the Draft Old Harlow Conservation Area Appraisal and Management Plan. It also informed residents and local businesses about a public consultation event which was held at Old Harlow Arts and Recreation Centre on 29 March 2011.

- 2.16 The public consultation questionnaire contained a range of questions which sought to obtain feedback from residents on the character appraisal findings and the main proposals of the management plan.
- 2.17 At the public consultation event exhibition boards were used to communicate the main findings of the character appraisal and the key management plan recommendations in terms of boundary changes, enhancement proposals and preservation proposals. At this public event members of Harlow Council's Forward Planning and Development Management team were on hand alongside members of the County Council Heritage and Archaeology department to respond to questions and engage in face-to-face discussion with local residents and stakeholders.
- 2.18 The event was also locally advertised through a local advert in the Harlow Star, in addition to posters displayed at the Old Harlow Arts and Recreation Centre, Old Harlow library and Harlow Civic Centre.



**Public consultation event evening at Old Harlow Arts and Recreation Centre**



Public consultation leaflet sent to all residents and businesses in the conservation area



Public consultation leaflet poster

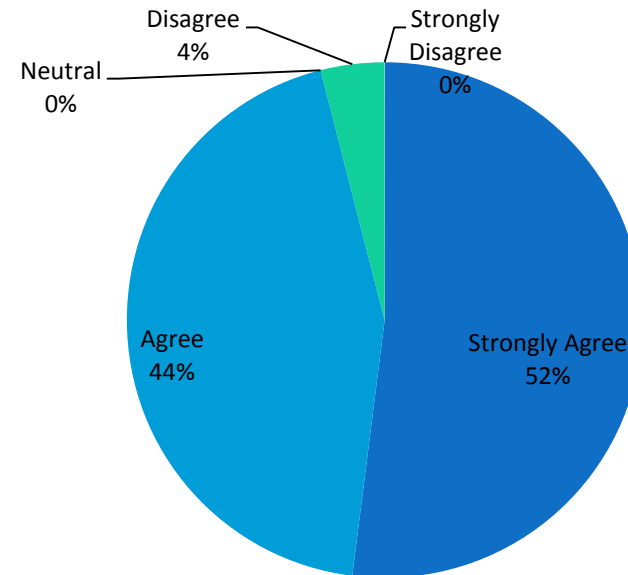
- 2.19 In addition to correspondence being sent to residents and businesses in the conservation area, the Council also notified Essex County Council and Harlow Civic Society.
- 2.20 All the public consultation documents were made available online at: [www.harlow.gov.uk/conservation](http://www.harlow.gov.uk/conservation)
- 2.21 Stakeholders were able to submit comments on the draft documents in writing by:
  - o completing and returning a consultation questionnaire
  - o emailing comments to [conservation@harlow.gov.uk](mailto:conservation@harlow.gov.uk)
  - o sending a letter to the Council; or
  - o submitting comments via the Council's online consultation portal system.



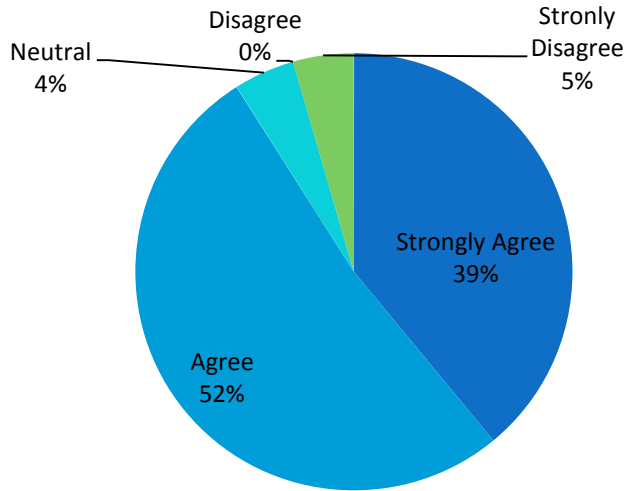
### Consultation responses

- 3.1 In total, 24 responses were received. 21 completed questionnaires were returned to the Council and 3 stakeholders submitted written responses via email.
- 3.2 A number of residents and local stakeholders attended the consultation exhibition event on 29 March 2011 and this provided further oral feedback on the main character appraisal finding and recommendations.
- 3.3 This section now summarises the responses received by setting out how people responded to the specific questions included in the consultation questionnaire. It then outlines a schedule of comments received in writing on the draft documents.

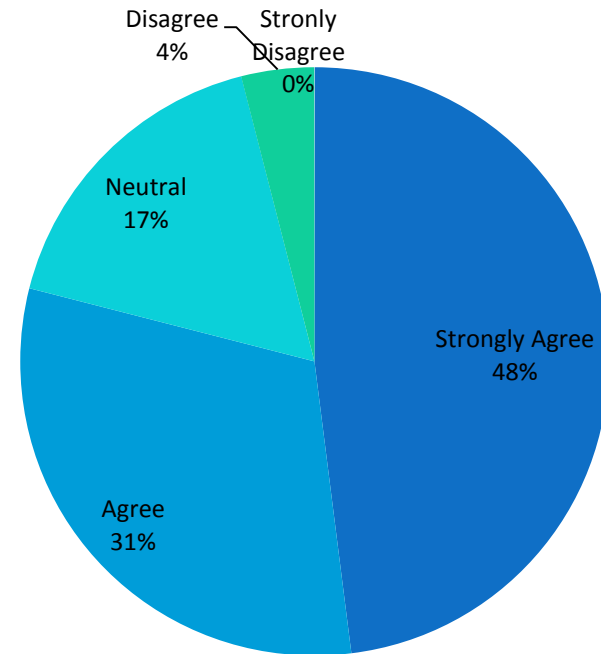
### Question 1 – Do you think the Council has correctly summarised the special character of the Old Harlow Conservation Area?



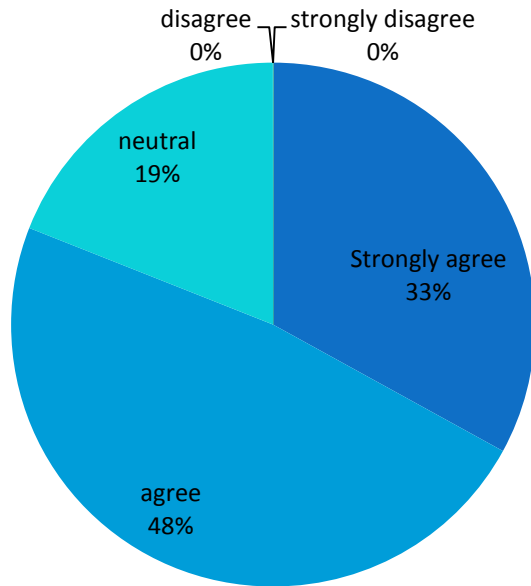
**Question 2 – Do you think the Council has correctly outlined the historical development of the Old Harlow Conservation Area?**



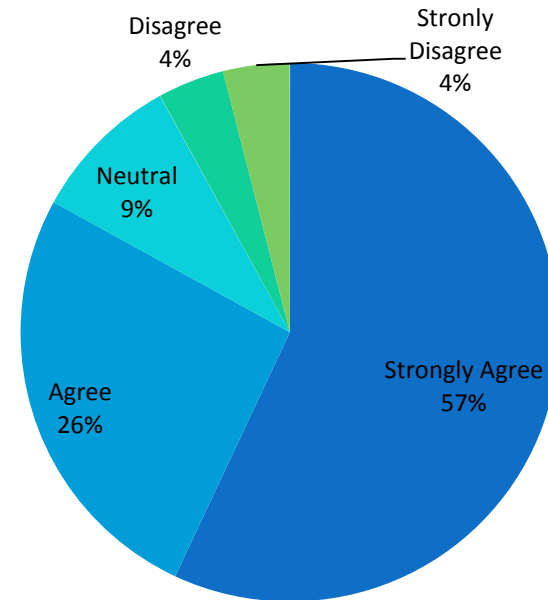
**Question 3 – Do you think the Council has correctly defined the different character areas in the conservation area?**



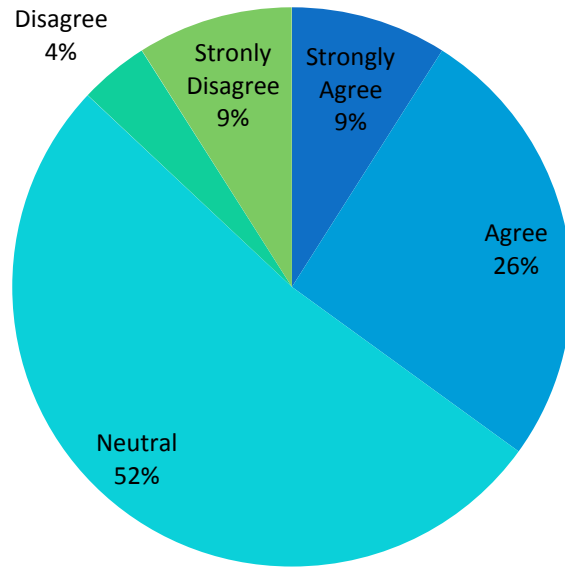
**Question 4 – Do you think the Council has correctly appraised the character of the different parts of the conservation area and identified the relevant issues?**



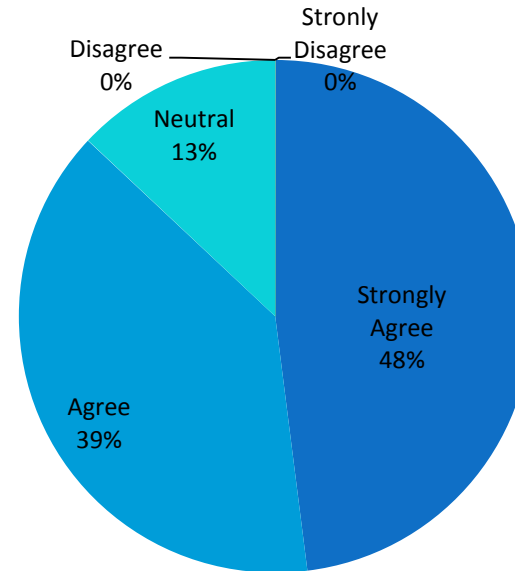
**Question 5 – Do you support the proposal to create Harlow Garden Village Conservation Area?**



**Question 6 – Do you support the proposal to remove homes in Penshurst from the Old Harlow Conservation Area?**

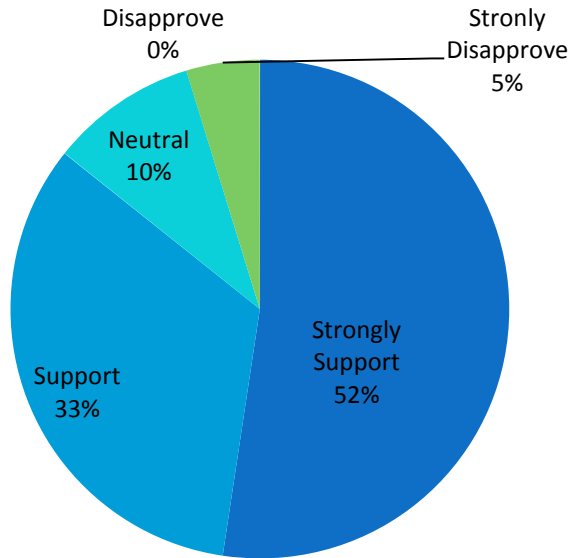


**Question 7 – Do you support the proposal to include the properties identified on Station Road in the Old Harlow Conservation Area?**



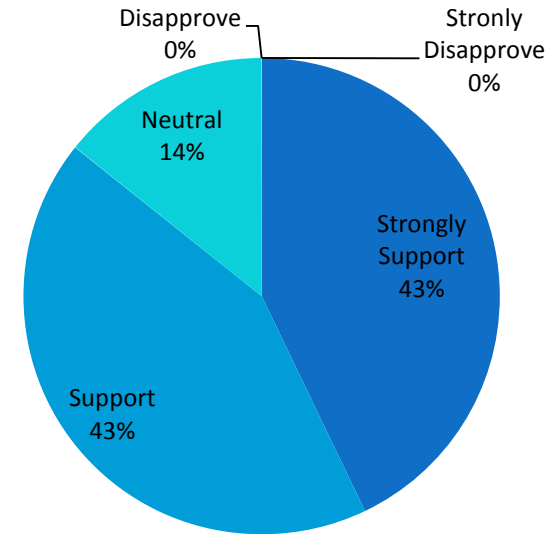
**Question 8 – Do you support the proposed Article 4 Direction in the St John’s Avenue Character Area?**

This Article 4 Direction would include numbers 7 to 37 (odd) and 4 to 30 (even) St John’s Avenue.



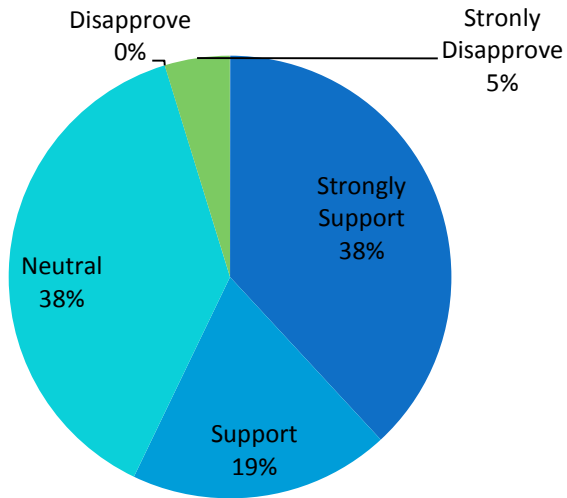
**Question 9 – Do you support the proposed Article 4 Direction in the Park Hill Character Area?**

This Article 4 Direction would include numbers 6, 8, 10, 12, 14 and 16 Park Hill (Oddfellow’s Terrace), 15 and 17 Park Hill and 1 to 6 Mulberry Terrace.

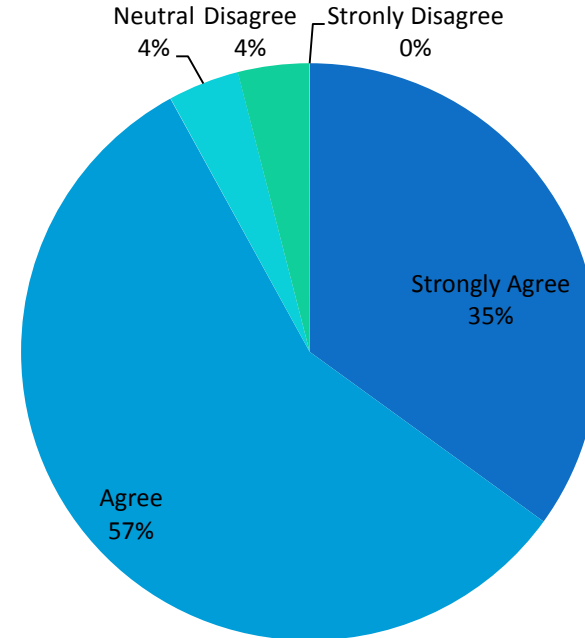


**Question 10 – Do you support the inclusion of “the installation, alteration or replacement of solar panels on roof slopes where they are visible from the highway” in the existing Article 4 Direction in the Conservation Area?**

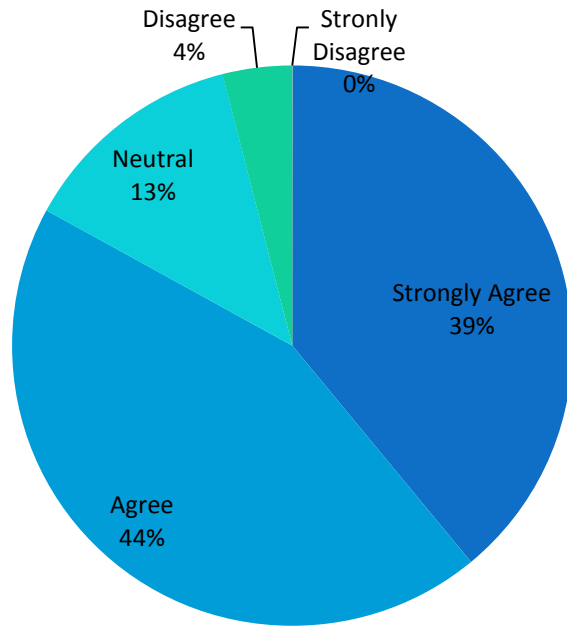
**This Article 4 Direction was established in 1995 and comprises Bury Road, 1-33 (odd) New Road, 71 to 77 (odd) High Street and 11 to 9 (odd) Old Road.**



**Question 11 – Do you think the enhancement strategy covers the key issues?**



**Question 12 – Do you think the Council has correctly identified buildings to be added to Harlow’s schedule of Locally Listed Buildings?**



**Key Points:**

- Strong support for the way the Council has summarised the special character of Old Harlow Conservation Area with 96% of respondents in agreement with this aspect of the appraisal.
- Strong support for the way the Council has summarised the historic development of the Old Harlow Conservation Area with 91% of respondents in agreement with this aspect of the appraisal.
- Strong support for the way the Council has summarised the historic development of the Old Harlow Conservation Area with 79% of respondents in agreement with this aspect of the appraisal.
- Strong support for the character appraisal findings and key issues identified with 82% of respondents in agreement with this aspect of the appraisal.
- Strong support for the proposal to create Harlow Garden Village Conservation Area with 83% of respondents in agreement with this particular proposal.

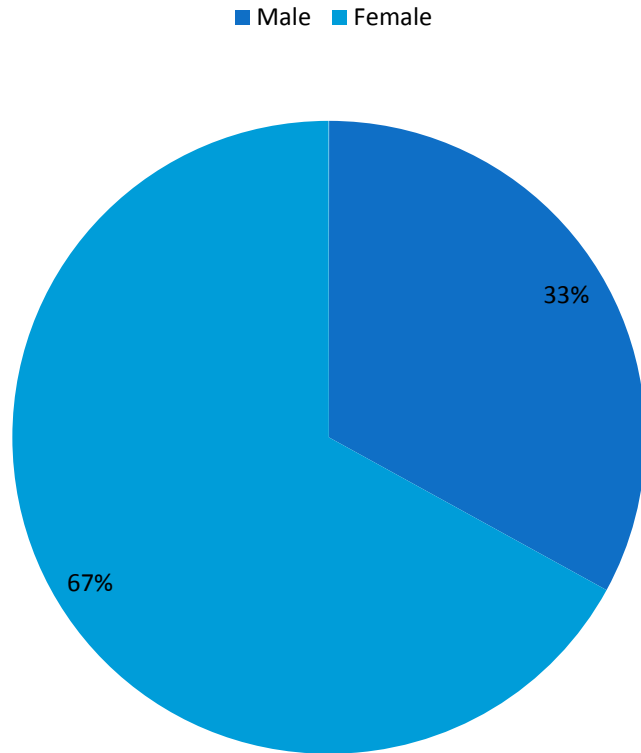
- General support for the proposal to remove dwellings in Penshurst from the Old Harlow Conservation Area with 35% of respondents in agreement with this proposal, 52% neutral and only 13% of respondents disagreeing.
- Strong support for the proposal to implement an Article 4 Direction along identified dwellings on St John's Avenue with 85% of respondents supporting the proposal and only 5% disapproving.
- Strong support for the proposal to implement an Article 4 Direction along identified dwellings in Park Hill and along Mulberry Terrace with 86% of respondents supporting the proposal and only 0% disapproving.
- Support for the proposal to amend the existing Article 4 Direction in Bury Road and New Road with 57% of respondents supporting the proposal, 38% neutral and only 5% disapproving.
- Strong support for the proposed enhancement strategy with 92% of respondents agreeing that the strategy covers the relevant issues and only 4% disagreeing.
- Strong support for the Locally Listed Building proposals with 83% of respondents in agreement and only 4% disagreeing.



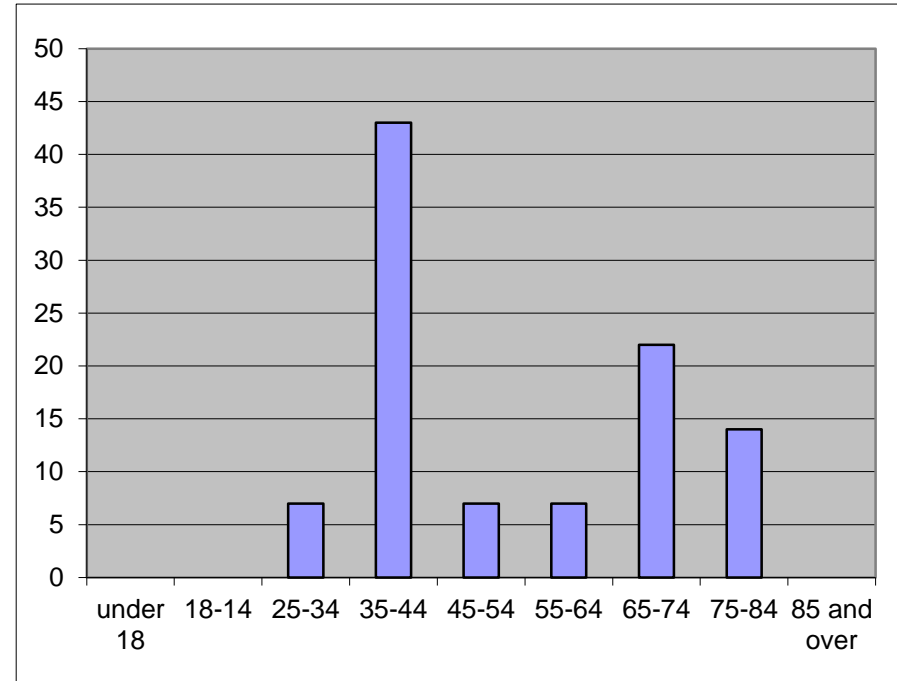
**Profile of respondents**

3.4 This section summarises the age and gender of the respondents to the public consultation.

**Gender of respondents**



**Age of respondents**



**Schedule of responses**

Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	1.10
Comment	Omit 'late' from 'late medieval' as a market was established in Old Harlow by 1218
Officer Response	Comments noted and supported.
Amendment	Amendments made to the summary of special interest.
Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	1.11
Comment	Suggest the addition of: 'Presence of important multi-period archaeological assets preceding and post dating the development of Old Harlow'.
Officer Response	Comments noted
Amendment	The character appraisal is focused on conservation area designation and the related planning and design issues. The document is consequently focused on the layout and townscape character of the area and the character of buildings and spaces in the conservation area. It does not aim to provide extensive information or guidance on archaeological issues as this information is better described by a more focused archaeological survey of the area.
Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	History and Archaeology

Comment	In the section on History and Archaeology and specifically sub-section 2.0 and 2.1 about the market place. The text below, or parts of it, could be incorporated to supplement the text already written. 'Old Harlow appears to have been deliberately planted by the Abbots of Bury St Edmunds, following the granting of a market and annual fair in 1218, although there may also have been an earlier market on the site. The original plan, comprised a row of properties, essentially rural in appearance on the southern side of Fore Street/High Street. In front of these was the market-place. The market area was gradually infilled, first by the building on 'Midil Rowe' on the northern side of the market-place, and then the block of buildings between Back Street and Fore Street. With the Dissolution of the Monasteries Bury St Edmunds Abbey ceased to be the major landholder, and there was a decline in the market-function at Harlow, partially also due to the collapse of the wool-trade'.
Officer Response	Comments noted and supported.
Amendment	Comments woven into the historic development section.
Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	2.15
Comment	Suggest rewrite to read Whilst there are no Scheduled Monuments within the conservation area, important undesignated historic environment assets are known to be present within the Conservation Area. Iron Age burials and a Roman temple have been excavated at Stanegrave Hill to the north of the old town, while the scheduled Deserted Medieval Village (DMV) of Harlowbury lies at a short distance to the north-east. Excavations in the area of St. John The Baptists' Church have uncovered evidence ranging in date from the prehistoric through to the post-medieval periods, including a small number of Neolithic flints.

Officer Response	Comments noted and supported.
Amendment	Suggested wording provided in section on archaeology in appendix D
Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	2.16
Comment	Archaeological investigation in the Old Harlow Conservation Area has been mainly limited to small test pits and evaluations. However, excavations in Market Street adjacent to the Chequers Public House uncovered waterlogged deposits containing prehistoric artefacts and 13th to 15th century pottery, while investigations at Park Hill uncovered Neolithic pottery.
Officer Response	Comments noted and supported.
Amendment	Suggested wording provided in section on archaeology in appendix D
Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	Boundary Changes
Comment	The HEM team support the amendments to the Old Harlow Conservation Area and are encouraged by the inclusion of early 20th century garden city style housing, a period and style of housing that is often overlooked outside established housing movements at Letchworth and Welwyn Garden City.
Officer Response	Comments noted and supported.
Amendment	None
Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	5, 6, 7 and 9
Comment	The sections on character areas and specifically sections 5.0, 6.0, 7.0 and 9.0

	should also include a statement highlighting the <b>considerable potential for surviving archaeological deposits</b> within these areas.
Officer Response	Comments noted.
Amendment	Archaeology matters are summarised in appendix D of the Old Harlow character appraisal and management plan.
Respondent	Adam Garwood
Organisation	Essex County Council, Historic Environment Branch
Section	General
Comment	Although not directly part of this consultation, but possibly as an aid to future appraisal work is an Historic Characterisation study for Harlow. This would be an invaluable source of information on the Historic Environment which could feed into future Conservation Area appraisals and provide an evidence base to inform future policy. Historic Environment Characterisation has been used successfully by a number of other Districts within Essex to inform their strategic planning and, in particular, the LDF process. Since the historic environment is a finite non-renewable resource it must be central to any <i>sustainable</i> approach to spatial planning and management of the landscape whether urban or rural. The historic environment is frequently highly sensitive to change and damage to it is often irreversible, at the same time an understanding of the historic environment can be very useful in shaping change. An Historic Environment Characterisation study would enable Harlow's rich and varied historic environment to be fully integrated into future strategic planning. The new PPS 5: Planning for the Historic Environment identifies characterisation as a useful approach for the incorporation of the historic environment into strategic

	planning (ref. HE 3.3).
Officer Response	Comments noted.
Amendment	None
Respondent	Brewster8
Organisation	None
Section	Photographs
Comment	Very interesting paper.I can see that some of the photographs of properties in the report are out of date. e.g. The Marquis of Granby Public House, The Green Man Public House and 55 St Johns Avenue.
Officer Response	Comments noted and supported. We have tried to use up-to-date photographs where possible and replace any out-of-date or obsolete photographs where possible.
Amendment	Various amendments to photographs.
Respondent	Brewster8
Organisation	None
Section	Gibberd Blocks
Comment	How it can be said that The Gibberd Blocks at the bottom of the High Street are of 'significant architectural and historic presence' I'll never know.I realise the 'historic' mention is down to Sir F Gibberd dec'd but they are an absolute eyesore and have no charm and are definitely out of character with the village feel as of course are the majority of shop fronts, as your report points out.
Officer Response	Comments noted.
Amendment	The character appraisal highlights the important landmark role the Gibberd Blocks play at the eastern entrance to the High Street. This recognises the visual importance of these buildings as they define an important gateway into the neighbourhood centre. However, the character appraisal and management

	plan also recognise that the Gibberd Blocks are rather tired and shabby in their appearance and fail to take advantage of their strategic location to provide a welcoming and attractive entrance into the High Street. Enhancements now underway seek to significantly enhance the visual impact of these buildings at this key location in the conservation area.
Respondent	Brewster8
Organisation	None
Section	Mulberry Green Character Area
Comment	I am very surprised that No 1 Old Road (well maintained) has been selected to be criticised and yet the old boarded up barbers shop in New Road hasn't got a mention. The property is an absolute disgrace and the council should do something about it.
Officer Response	Comments noted.
Amendment	Specific reference to this property has been removed from the appraisal.
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	Comments noted and supported.
Amendment	None
Respondent	Jean Wright
Organisation	None
Section	Boundary proposals / St John's Avenue

Comment	Please note some of the dating is wrong in the proposed area under consideration. The map dated 1922 may have been drawn up in 1922 but had buildings superimposed on it i.e. it must have been a 1922 map which was then used for updating.
Officer Response	Comments noted and supported.
Amendment	Amendments made to references to this map in the character appraisal.
Respondent	Jean Wright
Organisation	None
Section	11.13
Comment	11.13 The local authority housing in Manor Road was built in the 1930s. Mrs. Blumson who lived at the bottom of my garden told me she moved to Manor Road when she married which was 1936. The Hill (most of it being local authority housing) was post war i.e. after 1945.
Officer Response	Comments noted and supported.
Amendment	References made to Manor Road and The Hill in the historic development and context section of the Harlow Garden Village Estate Conservation Area Character Appraisal have been changed to reflect these useful comments.
Respondent	Jean Wright
Organisation	None
Section	11.14
Comment	The C. Scruby on the advert featured on page 56 was probably Cecil Scruby the brother of Basil Scruby. Charles Scruby was Basil Scruby's son. Basil built Priory Avenue. It was his idea to build the Garden Village. Cecil's name is on a map the Museum holds of a proposed road layout for the Garden Village. It was dated 1914 (tiny writing) but has some houses built on it which Douglas Beard says were built in 1915. Thus it has its origins in 1914 but probably dates from 1916 or after.

Officer Response	Comments noted and supported.
Amendment	The Harlow Garden Village Estate Conservation Area Character Appraisal has been drafted to now reflect the central role of Basil Scruby as the entrepreneur chiefly responsible for Harlow Garden Village Estate.
Respondent	Jean Wright
Organisation	None
Section	11.24 pages 58-68
Comment	11.24 58-68 St John's Avenue were built in the 1930s. (Semi-detached houses). I understand from a resident that they were built c1933 possibly by Cowlins but the owner was unsure.
Officer Response	Comments noted and supported.
Amendment	Amendments to the historic development and context section of the Harlow Garden Village Estate Conservation Area Character Appraisal have been changed to reflect these useful comments.
Respondent	Paul Curran
Organisation	None
Section	Titles
Comment	The title throughout should be Old Harlow Garden Village Conservation Area; or Old Harlow Conservation Area. Do not drop the "Old"
Officer Response	Comments noted.
Amendment	The final title for the new conservation area has been selected as Harlow Garden Village Estate. This reflects the name originally given to the estate and how the estate was marketed.
Respondent	Paul Curran
Organisation	None
Section	Setting and context
Comment	Old Harlow has always been, and should continue to be demarcated/ separate from 'Harlow' (and not subsumed).

Officer Response	Comments noted and supported
Amendment	None
Respondent	Paul Curran
Organisation	None
Section	Title
Comment	It is Old Harlow Village
Officer Response	Comments noted.
Amendment	None. See response above regarding the same issue.
Respondent	Paul Curran
Organisation	None
Section	General
Comment	From 2011 onwards the existing Old Harlow should be a conservation area.
Officer Response	Comments noted and supported. The area is a conservation area.
Amendment	None.
Respondent	Derek Smith
Organisation	None
Section	Boundary Changes
Comment	It (Penshurst) must be part of Old Harlow
Officer Response	Comments noted.
Amendment	None
Respondent	Anonymous
Organisation	None
Section	St John's Avenue character appraisal
Comment	Grass verges in St John's Avenue are now a disgrace - we could grow pots in them.
Officer Response	Comments noted.
Amendment	None

Respondent	Anonymous
Organisation	None
Section	St John's Avenue Character appraisal
Comment	The grass verges in St John's Avenue are churned up by cars and the area is beginning to look like a slum. Mud on the pavements and rubbish on front gardens. Can we not have the grass verges concreted over?
Officer Response	Comments noted. This issue is given further attention in the Harlow Garden Village Estate Management Plan chapters 2 and 3. Please note that any highways works would need the consent of the highways authority Essex County Council.
Amendment	Further attention and recommendations in the Harlow Garden Village Estate Management Plan chapters 2 and 3.
Respondent	Mary Wiltshire
Organisation	None
Section	History, Page 9
Comment	Map on page 0 is surely more like 1932, not 22.
Officer Response	Comments noted and supported.
Amendment	References to the date of the map have been changed.
Respondent	Mary Wiltshire
Organisation	None
Section	Character Appraisal
Comment	Yes, for the parts already included. Please do appraise and add the rest of Old Road before it is too late. Old Road has already been very much damaged by infill and recently by ripping out of hedges and replacing with walls and block paving. It still retains just enough of its former character to make it worthwhile carrying out an appraisal.
Officer Response	Comments noted and supported. Old Road may warrant being designated as a conservation area.

	However, to designate the area as such the Council would need to undertake a thorough character appraisal, as has been carried out for Harlow Garden Village Estate. This suggestion has been taken into consideration by the Council and further character appraisal work would need to be undertaken to assess the architectural and historic character of the area in order to determine its potential status. Any proposals would also need to be subject to public consultation with residents. It should be noted that work of this nature would need to be programmed in alongside other work streams such as preparing the Council's Local Plan and carrying out further conservation area appraisals of existing conservation areas in the town.
Amendment	None
Respondent	Mary Wiltshire
Organisation	None
Section	St John's Avenue Character Appraisal
Comment	p49. The trees in St John's Avenue are limes, not planes.
Officer Response	Comments noted and supported.
Amendment	Reference to the trees has now been changed to lime trees.
Respondent	Mary Wiltshire
Organisation	None
Section	St John's Avenue Character Appraisal
Comment	p.50 'original coloured doors'. The left hand picture does not show an original door. Only the right-hand picture (number 8) shows the original panelling and glazing. The red one is a Council replacement (1980s or 90s?).
Officer Response	Comments noted and supported.
Amendment	Comments on the distinction between original doors and replacement local authority doors have now been reflected in the Harlow Garden Village Estate Management Plan.

Respondent	Mary Wiltshire
Organisation	None
Section	Inclusion of properties in Station Road
Comment	ASAP!
Officer Response	Comments noted and supported.
Amendment	None
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	Comments noted. The Article 4 Direction is focused on the key housing group and not other dwellings along St John's Avenue to the east of this which have a different architectural character.
Amendment	None
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 property, or not obvious from the highway?
Officer Response	Comments noted. The Article 4 Direction does not mean that property owners and householders have to ensure solar panels are not visible from the highway. It just means that planning permission is required for this form of development so that the potential visual impact on the character of the conservation area can be carefully managed.
Amendment	None

Respondent	Mary Wiltshire
Organisation	None
Section	Enhancement Proposals
Comment	Yes, especially the street clutter around the Gables, and unsympathetic shop-fronts. However, some of these unsympathetic shop fronts are the result of the Gibberd "improvements!" The library and chinese restaurant were previously owned by my family - we would be very happy to see them restored to their pre-Gibberd appearance! Photos available in family archive!
Officer Response	Comments noted and supported.
Amendment	Additional guidance has been provided in the Old Harlow Conservation Area Management Plan on the issues of street clutter and unsympathetic shop fronts.
Respondent	Maureen Sheils
Organisation	None
Section	Installation of solar panels on Bury Road
Comment	Homes that have permission to install panels should not have to take them down.
Officer Response	Comments noted. Where this form of development was implemented prior to the amendments to the existing Article 4 Direction and did not require planning permission, there is no need to take down panels or submit retrospective applications.
Amendment	None
Respondent	Maureen Sheils
Organisation	None
Section	Recommended Locally Listed Buildings
Comment	There should be more of them
Officer Response	Comments noted. Suggestions for locally listed buildings in addition to those highlighted on the Council's updated Schedule of Locally listed building should be sent to the local planning authority in writing

	and will be assessed on a case by case basis.
Amendment	None
Respondent	Elaine Hancock
Organisation	None
Section	Summary of Special Interest
Comment	Yes I do agree. But it has little relevance if the Golden Way development goes ahead as Old Harlow and Churchgate Street will be no more.
Officer Response	Comments noted.
Amendment	None
Respondent	Elaine Hancock
Organisation	None
Section	Boundary Changes
Comment	I do not feel this can be achieved without the full commitment of that area.
Officer Response	Comments noted. The purpose of this public consultation has been to assess the degree of support from local residents. Results of the public consultation are set out in this document and have been taken into account in formulating final proposals for the adoption of the conservation area.
Amendment	None
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	Comments noted
Amendment	None.



**Summary of amendments**

- 5.1 Following public consultation on the Draft Old Harlow Conservation Area Appraisal and Management Plan the documents have been split in order to reflect the fact that a key proposal of the draft document was to create a new conservation area – Harlow Garden Village Estate Conservation Area – and that this proposal was strongly supported by stakeholders and residents. With two separate conservation areas in place separate appraisals and management plans were prepared to reflect these new geographies. Accordingly, maps and the content of the character appraisal and maps have had to be amended to reflect these boundary changes.
- 5.2 Other conservation area boundary proposals put forward in the draft appraisal and management plan were the removal of dwellings at Penshurst and the addition of buildings on Station Road. These changes have now been implemented in the conservation area appraisal and management plan.
- 5.3 A further change has been to split the character appraisals from the management plans. This will enable easier use of these distinct elements by residents, stakeholders and development management officers.
- 5.4 The Old Harlow Conservation Area Character Appraisal contains all the chapters on setting and context, historic development and character areas. Station Road has been added as a distinct character area in order to provide a fuller appraisal of this area added to the Old Harlow Conservation Area boundary. A more detailed character and townscape appraisal of the Old Harlow conservation area has been prepared which more appropriately draws attention to the historic organic and planned urban form present within the area.
- 5.5 The initial character appraisal of Manor Road and the Hill has been expanded and merged with the St John's Avenue character appraisal and placed within the Harlow Garden Village Estate Conservation Area Character Appraisal. Previous content on the area's historic development and context have also been developed to reflect the fact that this is now a stand-alone conservation area and to reflect the feedback and advice provided by local residents.
- 5.6 The range of conservation area issues, threats and challenges have now been compiled into a separate chapter within the management plan documents. Previously these matters were described at the end of each character area appraisal which made their location within the document difficult. Placing the issues in the management plan, prior to the main enhancement and management framework ensures that there is a more obvious thread between issues identified and the proposed strategy for addressing these issues.

- 5.7 A new section in each conservation area management plan has been to prepare a management and enhancement framework. This section includes much of the content contained in the draft document's final management plan section. It outlines on a plan and through more detailed supporting text a range of management and enhancement issues suggested for the area which should be considered when making planning decisions. These issues build on the character appraisal findings and townscape analysis and aim to address the conservation area issues, challenges and threats identified in the previous chapter.
- 5.8 Article 4 Directions proposed for Park Hill character area and St John's Avenue character area have now been confirmed by the Council, in addition to the proposed amendments for the Bury Road and New Road character area Article 4 Direction. To ensure residents are provided with sufficient information prior to preparing planning applications the opportunity has been taken to provide detailed design guidance for the areas covered by Article 4 Directions. This section ensures issues such as housing groups, building materials, building lines, front boundaries, porch and roof extensions and solar panels are given careful consideration and attention by decision makers and proponents of development. The guidance provided draws on the character appraisal findings.

