

Stakeholder Engagement Summary Index Sheet - Conservation Areas

Stakeholder	Feedback	Recommendation Taken Forward	Commentary
Braintree DC	No comment	N/A	N/A
The Roydon Society	The Roydon CA should be extended to include the signal box at the NR station and the adjacent Stort Cottage at the north end of the High Street	No	The properties are located a significant distance from the existing CA boundary and are separated by interposing development of no significant architectural or historic merit. Including these properties within the CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF. Stort Cottage may be worthy of inclusion on the local list.
The Roydon Society	Have requested the imposition of an Area of Special Advertisement Control with regard to the Village Shop.	No	The imposition of this type of control on a single premises would not be proportionate nor in keeping with the spirit of the legislation. This sort of control can be adequately secured through existing legislation.
Loughton Residents Association	The York Hill CA should be extended to include no. 4 Church Hill.	Yes	This is an attractive late Victorian property on the fringes of the existing York Hill CA. It has, however, been altered with the installation of uPVC windows but the fundamental architectural quality remains.
Loughton Residents Association	The following areas should be designated conservation areas: (1) The Uplands/Carroll Hill, (2) The Broadway (Debden), (3) Debden Green Hamlet, (4) Alders Road - Avenue Road - Lower Park, (5) Connaught Hill - Ollards Grove, (6) Albion Hill	Yes - in part	The proposed areas 1, 2, 3-6 are attractive residential streets. They are, however, variable in quality and character. Moreover they do not demonstrate the necessary special architectural or historic interest to warrant designation as a conservation area. They may be worthy of some form of designation as part of the Local Plan process - for instance as 'Areas of Townscape Merit' which recognise that these areas have certain characteristics which should be taken into account in the application process. No. 2, The Broadway, is of some historic interest as an example of LLC designed mixed-use development. Whilst the buildings are plain they have some architectural interest, which, has been regrettably undermined by extensive alterations in the form of modern shopfronts, replacement uPVC windows, and extensive on-street car parking. The car parks and rear elevations to these properties are extensive and not attractive and do not contribute to the significance of the area. Further research would be necessary to determine whether the historic interest, and particularly any associative value with LCC architects of note, would justify designation as a CA. In order to make Conservation Area designation a meaningful development management tool it is suggested that there needs to be strict controls over further changes in the form of a design guide and/or Article 4 Direction.
Friends of Epping Forest	Note that the issues most of concern to their organisation include, development which is of scale with Epping Forest, result in a significant increase in traffic on forest roads, affect the forest as a result of sound, light or air pollution or in any ways prevents enjoyment of its peace & tranquility. Specific concerns relating to conservation areas include the loss of soft landscaping/gardens in favour of hardstandings, replacement of hedges with walls, mowing of rural verges and excessive use of all-night illumination.	N/A	Noted
Ongar Town Council	Suggest that the Old Rectory, High Street be included within the Chipping Ongar CA	No	The interposing development is of no significant architectural or historic merit making it difficult to create an appropriate boundary to include this property. Including these properties within the CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF. Furthermore the property is statutorily listed and as such already enjoys significant protection. As such there would be no additional controls arising from its inclusion with the existing CA.

Ongar Town Council	Suggest the inclusion of Railway Cottages, Benson's Lane and 1,3 5 Castle Street within the Chipping Ongar Conservation Area.	No	Properties are already within the CA.
Loughton Town Council	Include Ashley Grove/ York Crescent/81-105 Staples Road and 2 Shaftesbury within York Hill & Staples Road Conservation Areas	No	These properties are not of special architectural or historic interest. Including these properties within the CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF.
Loughton Town Council	Supports the designation of the following areas: (1) The Uplands/Carroll Hill, (2) The Broadway (Debden), (3) Debden Green Hamlet, (4) Alders Road - Avenue Road - Lower Park, (5) Connaught Hill - Ollards Grove, (6) Albion Hill	Yes - in part	The proposed areas 1, 2, 3-6 are attractive residential streets. They are, however, variable in quality and character. Moreover they do not demonstrate the necessary special architectural or historic interest to warrant designation as a conservation area. They may be worthy of some form of designation as part of the Local Plan process - for instance as 'Areas of Townscape Merit' which recognise that these areas have certain characteristics which should be taken into account in the application process. No. 2, The Broadway, is of some historic interest as an example of LLC designed mixed-use development. Whilst the buildings are plain they have some architectural interest, which, has been regrettably undermined by extensive alterations in the form of modern shopfronts, replacement uPVC windows, and extensive on-street car parking. The car parks and rear elevations to these properties are extensive and not attractive and do not contribute to the significance of the area. Further research would be necessary to determine whether the historic interest, and particularly any associative value with LCC architects of note, would justify designation as a CA. In order to make Conservation Area designation a meaningful development management tool it is suggested that there needs to be strict controls over further changes in the form of a design guide and/or Article 4 Direction.
North Weald Bassett Preservation Society	Suggests the inclusion of Bobbingworth Parish church and surrounding area within the Blake Hall Conservation Area.	No	Properties are already within the CA.
North Weald Bassett Preservation Society	Suggests the designation of Woodside, Thornwood Common as a Conservation Area	No	These properties are not of special architectural or historic interest. Including these properties within the CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF.
Waltham Abbey Historical Society	Existing boundaries of the Copped Hall, Royal Gunpowder Factory, Waltham Abbey and Upshire Conservation Areas are considered to be appropriate.	N/A	Noted
The Copped Hall Trust	Extended to the south to meet Crown Hill. To the east to include Warren Lodge up to the main road. To the west to include all Lower lodge Farm (and its listed buildings) so that the Copped Hall Conservation Area joins the next Conservation Area.	Yes	See proposed CA amendments.
Essex County Council	No response given	N/A	N/A
Cllr Chris Pond	Include Ashley Grove/ York Crescent/81-105 Staples Road/2 Shaftesbury/ south side of Pump Hill and north side from Queens Road to Gardeners' Arms PH within York Hill & Staples Road Conservation Areas	Yes - in part	These properties are not of special architectural or historic interest. Including these properties within the CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF. It is proposed to extend the York Hill Conservation Area to include the plot on the corner of Pump Hill & Queens Road.

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Cllr Chris Pond	Supports the designation of the following areas: (1) The Uplands/Carroll Hill, (2) The Broadway (Debden), (3) Debden Green Hamlet, (4) Alders Road - Avenue Road - Lower Park, (5) Connaught Hill - Ollards Grove, (6) Albion Hill	Yes - in part	
Epping Forest District Museum	No response given	N/A	N/A
Loughton & District Historical Society	Supports the designation of the following areas: (1) The Uplands/Carroll Hill, (2) The Broadway (Debden), (3) Debden Green Hamlet, (4) Alders Road - Avenue Road - Lower Park, (5) Connaught Hill - Ollards Grove, (6) Albion Hill		<p>The proposed areas 1, 2, 3-6 are attractive residential streets. They are, however, variable in quality and character. Moreover they do not demonstrate the necessary special architectural or historic interest to warrant designation as a conservation area. They may be worthy of some form of designation as part of the Local Plan process - for instance as 'Areas of Townscape Merit' which recognise that these areas have certain characteristics which should be taken into account in the application process. No. 2, The Broadway, is of some historic interest as an example of LCC designed mixed-use development. Whilst the buildings are plain they have some architectural interest, which, has been regrettably undermined by extensive alterations in the form of modern shopfronts, replacement uPVC windows, and extensive on-street car parking. The car parks and rear elevations to these properties are extensive and not attractive and do not contribute to the significance of the area. Further research would be necessary to determine whether the historic interest, and particularly any associative value with LCC architects of note, would justify designation as a CA. In order to make Conservation Area designation a meaningful development management tool it is suggested that there needs to be strict controls over further changes in the form of a design guide and/or Article 4 Direction.</p>

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Chris Harper	Supports the designation of the following areas: (1) The Uplands/Carroll Hill, (2) The Broadway (Debden), (3) Debden Green Hamlet, (4) Alders Road - Avenue Road - Lower Park, (5) Connaught Hill - Ollards Grove, (6) Albion Hill	Yes - in part	
Theydon Bois Action Group	Note that there are no Conservation Areas within their area so do not wish to comment on this matter.	N/A	N/A
Waltham Abbey Town Council	Feel that the existing Waltham Abbey Conservation Area boundaries are appropriate.	No	Noted
Waltham Abbey Town Council	Wish to see more rigorous enforcement action process.	N/A	Noted
Dobbs Weir Residents Association	Suggest that Glen Faba & Nether Hall included within the Nazeing and South Roydon Conservation Area	No	Glen Faba is an extensive area of open space that bears little relation to the conservation area. It would not be appropriate to include it within the conservation area. Existing planning controls are a more appropriate means of controlling development. Nether Hall is located some distance from the existing conservation area making it difficult to draw an appropriate boundary. The site is already a scheduled monument and enjoys a significant degree of protection. There would be no benefits to inclusion within the conservation area.
High Ongar Parish Council	Consider the existing boundaries of the High Ongar Conservation Area to be correct.	N/A	Noted
High Ongar Parish Council	Suggest that Paslow Common, Nine Ashes Road and North Heath Common be designated as conservation areas.	No	The area is not of special architectural or historic interest and as such its designation as a CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF.
Tora Ward - Moreton Ward	Feel that the existing Moreton Conservation Area boundaries are appropriate.	N/A	Noted
No name given	Suggests that the area around St. John's church including the pond and churchyard/ King's Avenue/ the area around Roebuck Green and the villas on Queens Road be designated as conservation areas.	Yes - in part	Only the area around St. John's church and pond is of a quality that warrants consideration as a conservation area. The remaining areas, whilst pleasant townscapes in their own right, do not demonstrate the necessary special architectural or historic interest to warrant designation as a conservation area. They may be worthy of some form of designation as part of the Local Plan process - for instance as 'Areas of Townscape Merit' which recognise that these areas have certain characteristics which should be taken into account in the application process.
No name given	Feel that the existing Moreton Conservation Area boundaries are appropriate.	N/A	Noted

PORA - Protection of Roydon Area	Suggests that the fields to the west of Blind Lane extending to the village edge be included within the Nazeing and South Roydon Conservation Area.	In part	See proposed CA amendments.
David Wixley	Supports the designation of the following areas: (1) The Uplands/Carroll Hill, (2) The Broadway (Debden), (3) Debden Green Hamlet, (4) Alders Road - Avenue Road - Lower Park, (5) Connaught Hill - Ollards Grove, (6) Albion Hill	Yes - in part	The proposed areas 1, 2, 3-6 are attractive residential streets. They are, however, variable in quality and character. Moreover they do not demonstrate the necessary special architectural or historic interest to warrant designation as a conservation area. They may be worthy of some form of designation as part of the Local Plan process - for instance as 'Areas of Townscape Merit' which recognise that these areas have certain characteristics which should be taken into account in the application process. No. 2, The Broadway, is of some historic interest as an example of LCC designed mixed-use development. Whilst the buildings are plain they have some architectural interest, which, has been regrettably undermined by extensive alterations in the form of modern shopfronts, replacement uPVC windows, and extensive on-street car parking. The car parks and rear elevations to these properties are extensive and not attractive and do not contribute to the significance of the area. Further research would be necessary to determine whether the historic interest, and particularly any associative value with LCC architects of note, would justify designation as a CA. In order to make Conservation Area designation a meaningful development management tool it is suggested that there needs to be strict controls over further changes in the form of a design guide and/or Article 4 Direction.
Cllr Caroline Pond	Include Ashley Grove/ York Crescent/81-105 Staples Road and 2 Shaftesbury within York Hill & Staples Road Conservation Areas	No	These properties are not of special architectural or historic interest. Including these properties within the CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF.
Epping Society	Suggest the merging of the Epping and Bell Common Conservation Areas.	No	There has been a significant degree of 20th century development in this area, to the extent that its historic character has been undermined and as a whole this area is not of special architectural or historic interest. It is therefore not suitable for designation as a conservation area could not be justified against the statutory duties and paragraph 127 of the NPPF. The area between the two conservation areas does, however, fall within their setting and as such development should pay special regard to preserving the character or appearance of the conservation areas.
Epping Society	Recommend imposing Article 4 directions on relatively 'modern' housing developments such as Theydon Grove Estate and The Orchards where uniformity is an essential part of the area's character.	No	This does not fall within the remit of this review.
Epping Society	Suggest the establishment of a Design Review Panel to advise on the quality of development proposals within Epping	No	This does not fall within the remit of this review.
Roydon Countrycare	Suggests that the fields to the west of Blind Lane extending to the village edge be included within the Nazeing and South Roydon Conservation Area.	In part	See proposed CA amendments.
Roydon Action Group	Suggests that the fields to the west of Blind Lane extending to the village edge be included within the Nazeing and South Roydon Conservation Area.	In part	See proposed CA amendments.
Epping Upland Parish Council	Would like an extension of the Copped Hall Conservation Area and an update on the draft Conservation Area Appraisal	No	No details are provided on the area they would like extended (separate recommendations have arisen as part of the review process). LPA will update stakeholders on the progress of Conservation Area appraisals

Buckhurst Hill Parish Council	Suggests that the area around St. John's church including the pond and churchyard/ King's Avenue/ the area around Roebuck Green/ Princes Road/ Albert Terrace and the villas on Queens Road be designated as conservation areas.	Yes - in part	Only the area around St. John's church and pond is of a quality that warrants consideration as a conservation area. The remaining areas, whilst pleasant townscapes in their own right, do not demonstrate the necessary special architectural or historic interest to warrant designation as a conservation area. They may be worthy of some form of designation as part of the Local Plan process - for instance as 'Areas of Townscape Merit' which recognise that these areas have certain characteristics which should be taken into account in the application process.
Roydon Parish Council	The Roydon CA should be extended to include the signal box at the NR station and the adjacent Stort Cottage at the north end of the High Street	No	The properties are located a significant distance from the existing CA boundary and are separated by interposing development of no significant architectural or historic merit. Including these properties within the CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF. Stort Cottage may be worthy of inclusion on the local list.
Roydon Parish Council	The entire parish should be designated a conservation area.	No	The parish as a whole does not display significant special architectural or historic interest to warrant designation. Conservation area designation should not be used as a means of frustrating development or protecting open countryside. Existing planning policies have this role. A CA could therefore not be justified against the statutory duties and paragraph 127 of the NPPF.
Roydon Parish Council	The area around Roydon NR station, Stort Navigation and Roydon Mill should be designated a conservation area	No	The separation distances and the nature of interposing development that would preclude the creation of a robust boundary. Some buildings may warrant addition to the local list.
Roydon Parish Council	Concerns regarding the effect of all year round use of the track leading from the village green to Roydon Lodge Chalet estate. Would like to see the matter investigated	No	The matter has been noted but does not fall within the remit of this review
North Weald Parish Council	Would like to see the North Weald Airfield designated a conservation area	No	The airfield has strong historic links to the Battle of Britain and post-war defence strategies. A number of structures survive from this period, however, the integrity of the site has been undermined by successive reductions in the extent of the airfield and removal/replacement of historic structures. The surviving elements of the site are too dispersed to form a coherent and robust conservation area designation. There are, however, individual structures that warrant protection at local and potentially national level.
Epping Town Council	Consider the existing boundaries of the Epping Conservation Area to be correct.	N/A	Noted
Epping Town Council	Note that Centrepont, 23 St John's Road + associated cookery building is at risk	N/A	Noted