

**NOTICE OF MAKING OF A NON-IMMEDIATE ARTICLE 4 DIRECTION**

**EPPING FOREST DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

**THE TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) (AMENDMENT) REGULATIONS 2021**

**ST. JOHN'S CONSERVATION AREA  
ARTICLE 4(1) DIRECTION 2022**

**EPPING FOREST DISTRICT COUNCIL** ("the Council") HEREBY GIVES NOTICE that the Council being the appropriate Local Planning Authority has made a Direction pursuant to Article 4(1) and paragraph 2 of Schedule 3 (Directions with Non-Immediate effect), of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order"), being the St. John's Conservation Area Article 4(1) Direction 2022 ("the 2022 Article 4 Direction"), which affects land described in the SECOND SCHEDULE within Epping Forest District Council, and which restricts the type(s) of development described in the FIRST SCHEDULE that may be undertaken without applying for and being granted planning permission.

**FIRST SCHEDULE**

The 2022 Article 4 Direction applies to and removes the following permitted development rights:

- The introduction of traffic sign permitted under Class G of Part 1 of Schedule 1 (*Control of Advertisements*).
- The alteration of the front elevation of a dwelling house affecting windows, doors or other openings including the formation of new openings, permitted under Class A of Part 1 of Schedule 2.
- The painting of the exterior of any building or enclosure within the curtilage of a dwelling house, permitted under Class C of Part 2 of Schedule 2.
- Works involving the roof that would consist of or include an alteration to any part of the front roof slope, including the insertion of dormer or other windows in the roofs and the change of roof material or the installation of a microgeneration unit, permitted under Class C of Part 1 of Schedule 2.
- The alteration of chimney on a dwelling house, permitted under Class A of Part 1 of Schedule 2.
- The removal of a chimney on a dwelling house, permitted under Class G of Part 1 of Schedule 2.

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- The erection or construction of a porch, permitted under Class D of Part 1 of Schedule 2.
- The provision of a hard surface in the front garden of a house, permitted under Class F of Part 1 of Schedule 2.
- The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house, permitted under Class H of Part 1 of Schedule 2.
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, permitted under Class A of Part 2 of Schedule 2.
- Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwelling house, permitted under Class C of Part 11 of Schedule 2.

### SECOND SCHEDULE

Properties within the St. John's Conservation Area to which this Direction relates:

- Church Road: Nos. 10, 12, 14, 16, 18, 20 and 22.
- Trent Road: Nos. 1, 3, 4, 5, 6, 7 and 8.
- Hills Road (north side): Nos. 17, 19, 21, 23, 25, 27, 29 and 31.
- Hills Road (south side): Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36 and 38.
- Osbourne Road: Nos. 1, 2, 3, 4, 5 and 6.
- High Road: Nos 80, 82 and 84.

The 2022 Article 4 Direction applies to the St. John's Conservation Area, within Epping Forest District Council ('the Area').

The effect of the 2022 Article 4 Direction is that permission granted by Article 3 of the Order shall not apply to such development and such development shall not be carried out in respect of land within the Area unless planning permission is granted by the Authority on an application made to them under Part III of the Town and Country Planning Act 1990, as amended.

The 2022 Article 4 Direction was made on **[date TBC]**.

A complete copy of the 2022 Article 4 Direction and of the map defining the Area to which the 2022 Article 4 Direction relates may be seen at the EFDC Planning Policy webpage here: <https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/article-4-directions/>

Representations may be made concerning the 2022 Article 4 Direction to the local planning authority from [TBC] to [TBC-minimum 6 weeks], by writing to Planning Policy

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Team/Conservation Team, Epping Forest District Council, Civic Offices, 323 High Street, Epping, CM16 4BZ, and must arrive by [TBC-same as 6 weeks deadline above]. Alternatively, representations can be sent by email to [contactlb@eppingforestdc.gov.uk](mailto:contactlb@eppingforestdc.gov.uk). You can also complete a consultation survey on the Built Heritage webpage at: <https://www.eppingforestdc.gov.uk/planning-and-building/built-heritage/>

This Non-Immediate 2022 Article 4 Direction is intended to come into effect not before **TBC-6 MONTHS LATER** (unless a different date is specified by the Secretary of State), subject to confirmation by the Council, as well as consideration of any representations received during the consultation period.

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