

**TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 2015, AS AMENDED
DIRECTION MADE UNDER ARTICLE 4(1)**

HERTSMERE BOROUGH COUNCIL

WHEREAS Hertsmere Borough Council (“the Council”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (“the Order”), as amended, are satisfied that it is expedient that development of the description(s) set out in the First Schedule below should not be carried out on the land described in the Second Schedule below and shown edged/coloured in red on the Plans attached to this Direction unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Order, **HEREBY DIRECT** that the permission granted by Article 3 and Class ZA of Part 20, Schedule 2 of the said Order and described in the First Schedule below shall not apply to the land described in the Second Schedule below.

THIS DIRECTION is made under Article 4(1) of the said Order and, in accordance with paragraph 1 of Schedule 3 of the Order shall come into force on 25th May 2023.

FIRSTSCHEDULE

(the Permitted Development excluded by this Direction)

1. Development consisting of works for the demolition of one or other of
 - (a) any building comprising a single purpose-built detached block of flats, and
 - (b) any other single detached building, comprising premises established
 - (i) for office use within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987; or
 - (ii) for research and development falling within Class B1(b) of the Schedule to the Town and Country Planning (Use Classes) Order 1987; or
 - (iii) for an industrial process falling within Class B1(c) of the Schedule to the Town and Country Planning (Use Classes) Order 1987

or for any combination of them,

existing on 12 March 2020, together with its replacement by a single building comprising either a detached dwellinghouse or block of flats involving operations comprised within Class ZA of Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any subsequent amendments to an Order which re-classifies Class B1 development to reflect the 1987 Order (as amended)) and not being development comprised within any other Class within the identified locations listed below and as indicated in the attached plans.

SECOND SCHEDULE

(the lands to which this Direction relates)

- Employment Areas – (1) Elstree Way and (2) Stirling Way, Borehamwood; (3) Cranborne Road and (4) Station Close, Potters Bar;
- Locally Significant Employment Sites – (1) Wrotham Business Park; (2) Hollies Way, Potters Bar; (3) Farm Close, Shenley.

All as shown edged/coloured in red on the Plans attached to this Direction

Made under the Common Seal of
Hertsmere Borough Council

this²⁵.....day of May 2022
The Common Seal of Hertsmere Borough Council
was affixed to this Direction in the presence of

.....
Duly Authorised Officer



Confirmed under the Common Seal of
Hertsmere Borough Council

this²².....day of May 2023
The Common Seal of Hertsmere Borough Council
was affixed to this Direction in the presence of

.....
Duly Authorised Officer



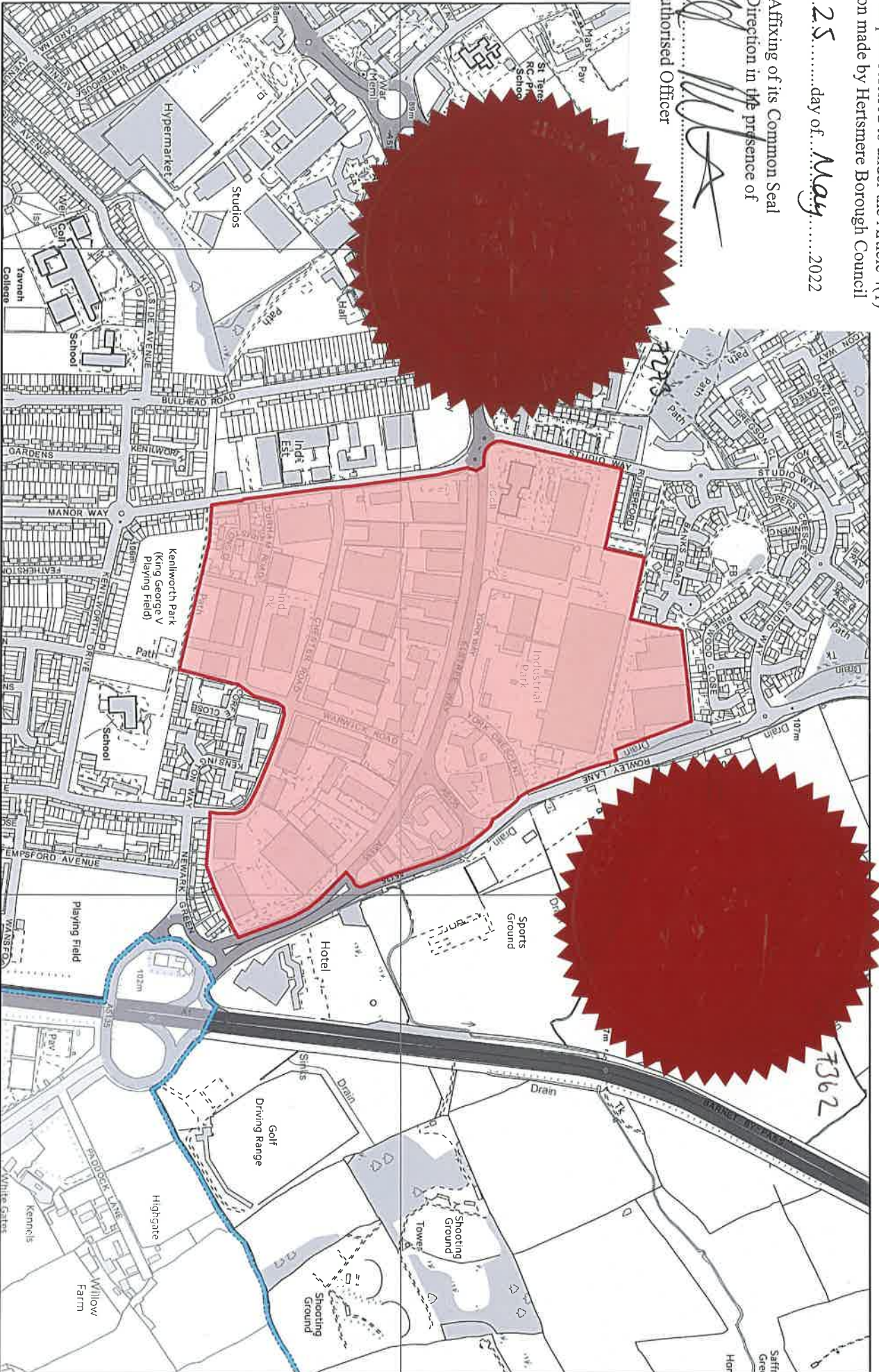
THIS DIRECTION COMES INTO FORCE ON 25th MAY 2023 IF CONFIRMED

This is the plan referred to under the Article 4(1)
Direction made by Hertsmere Borough Council

this 25 day of May 2022

By the Affixing of its Common Seal
to this Direction in the presence of

Duly Authorised Officer



Elstree Way



Legend
Area to which Article 4 direction applies
Hertsmere Borough Council Boundary



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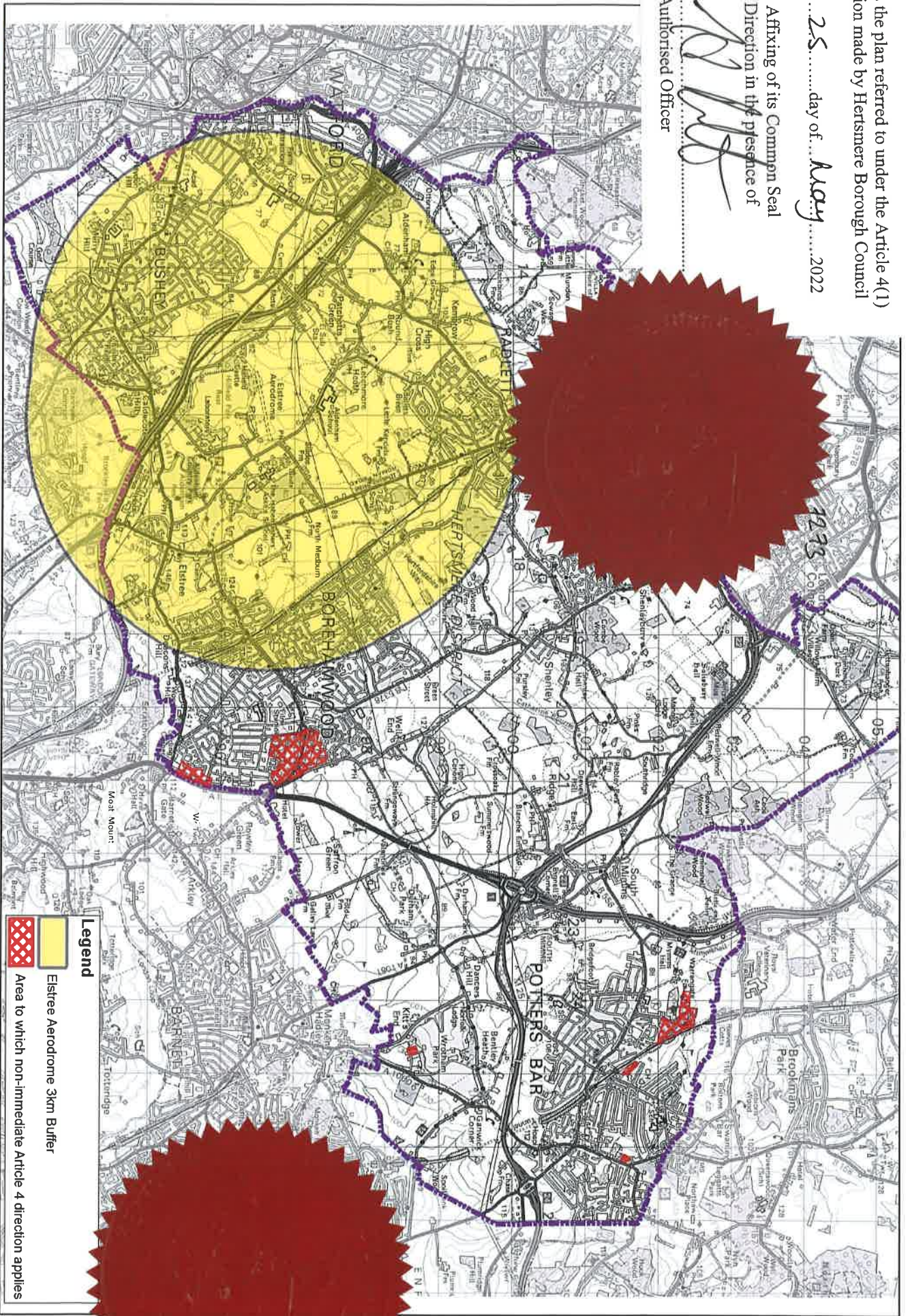
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this 25 day of *May* 2022

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Duty Authorised Officer



Map of Hertsmere showing all areas where Article 4 directions apply (Class ZA)

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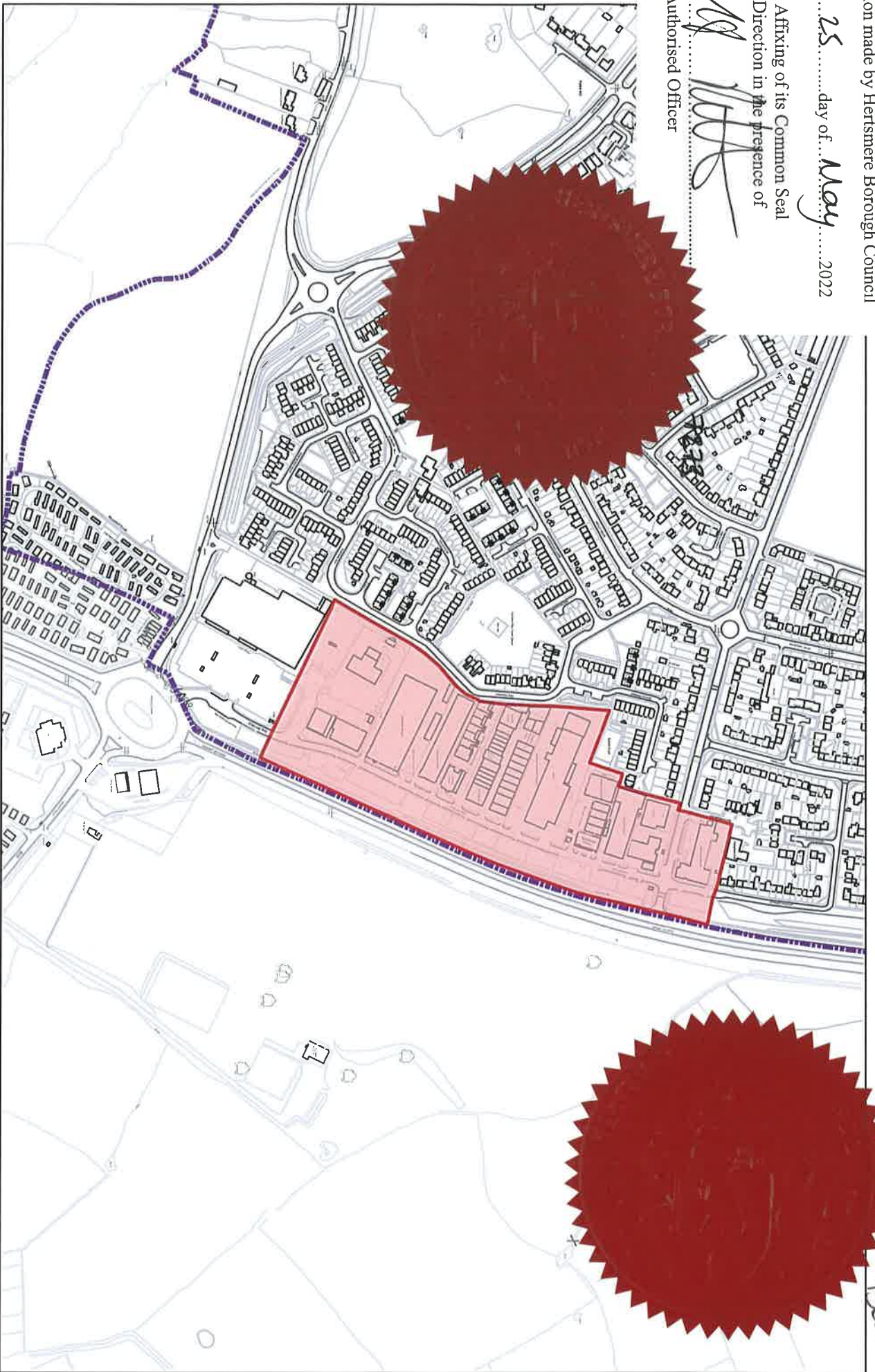
7362

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this 25 day of May 2022

By the Affixing of its Common Seal to this Direction in the presence of

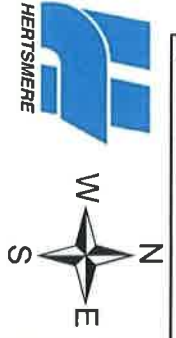
[Signature]
Duty Authorised Officer



742

Legend
Stirling Way

- Area to which Article 4 direction applies
- Hertsmere Borough Council Boundary




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Duly Authorised Officer

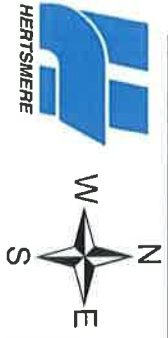
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Legend

-  Area to which Article 4 direction applies
-  Hertsmere Borough Council Boundary

Cranbourne Road



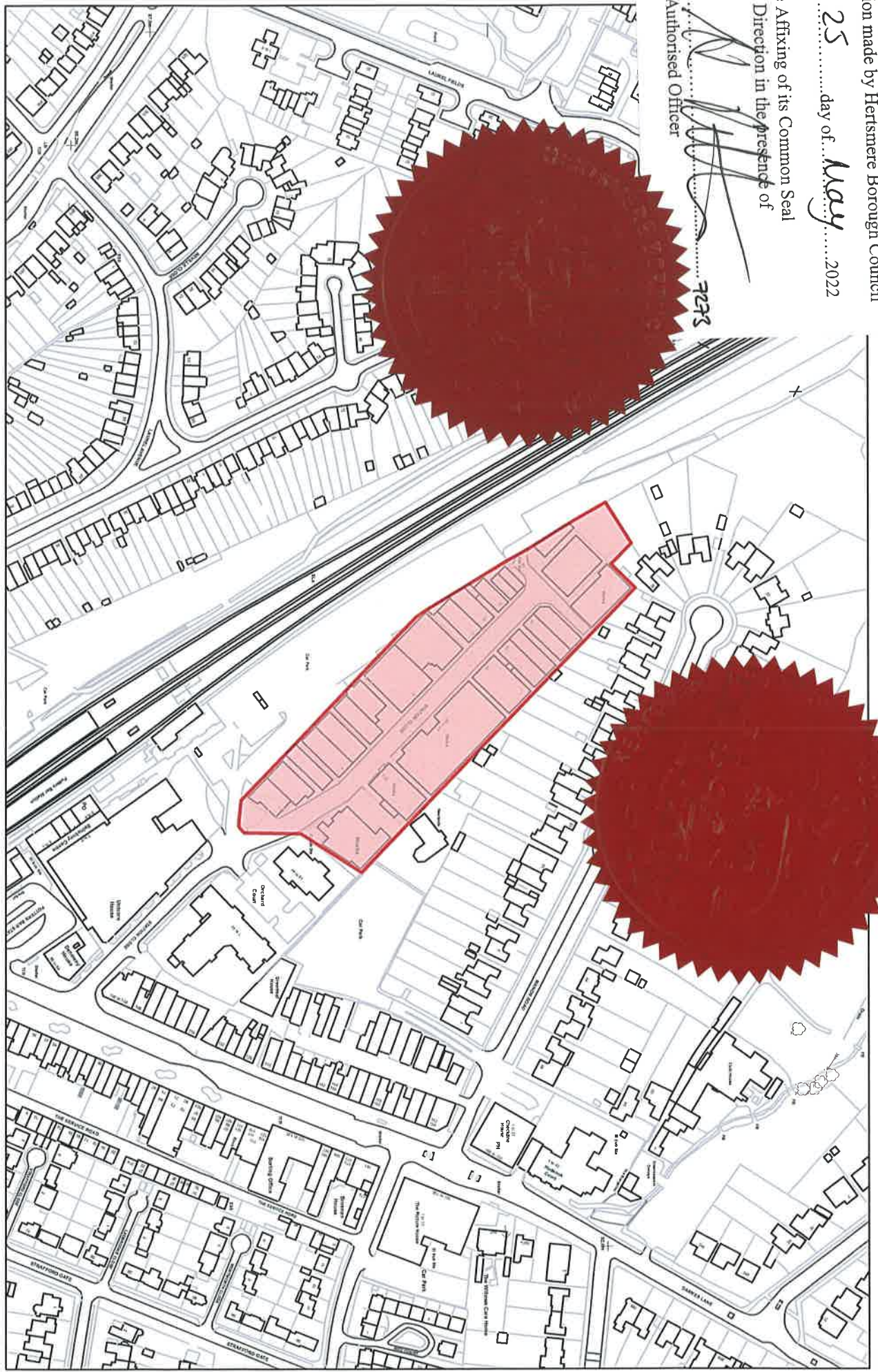
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this ... 25 ... day of ... May ... 2022

By the Affixing of its Common Seal to this Direction in the presence of

[Signature] 7293
Duly Authorised Officer



7362



Legend
[Red outline box] Area to which Article 4 direction applies
[Blue dashed line box] Hertsmere Borough Council Boundary

Station Close



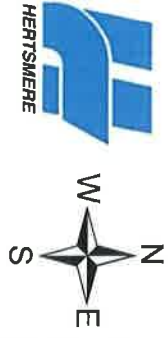
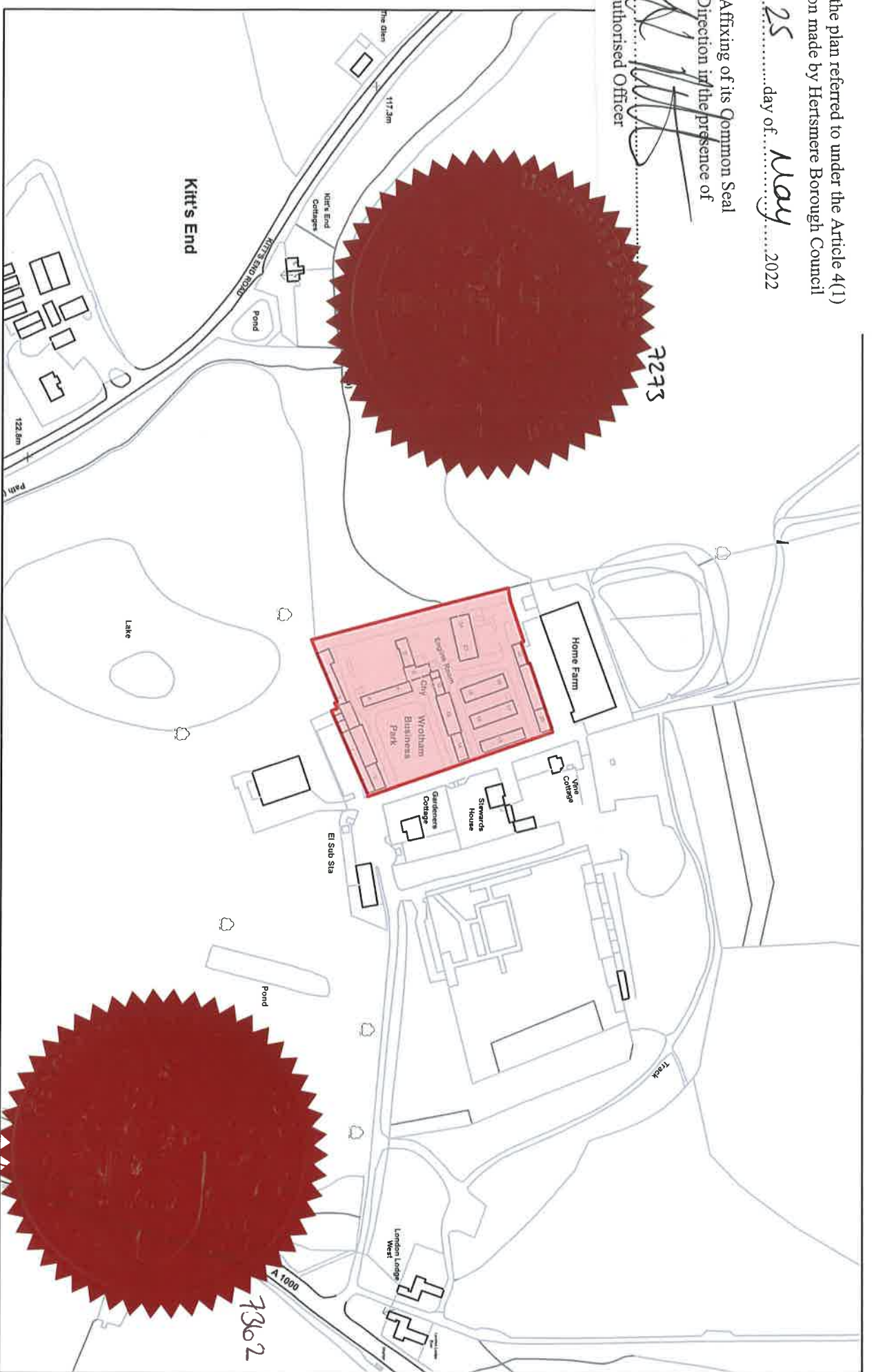
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[Signature]
Duly Authorised Officer



Legend

Area to which Article 4 direction applies

Hertsmere Borough Council Boundary

Wrotham Business Park



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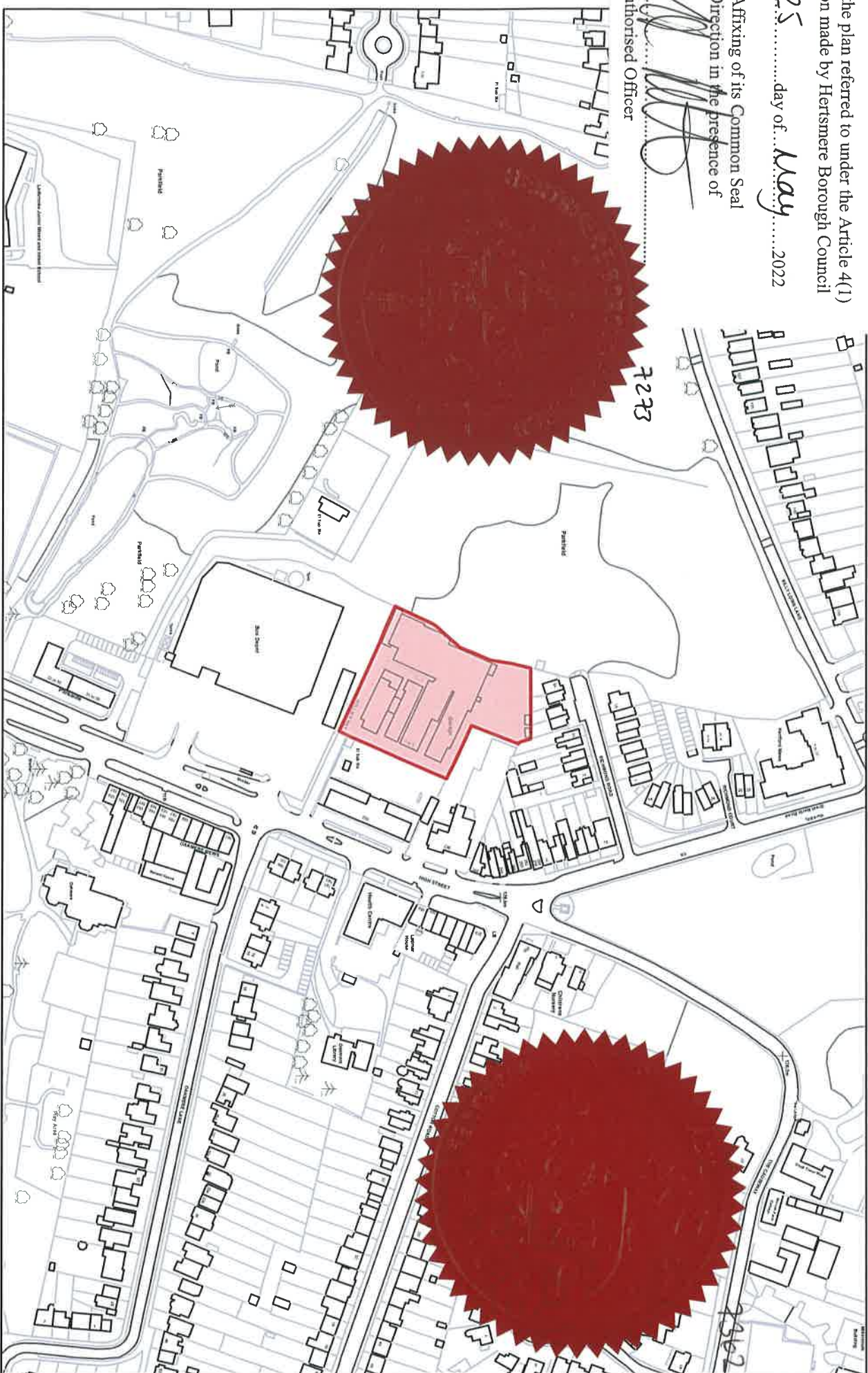
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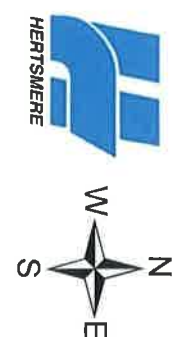
this 25 day of May 2022

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Hollies Way Business Park



Legend
Area to which Article 4 direction applies
Hertsmere Borough Council Boundary



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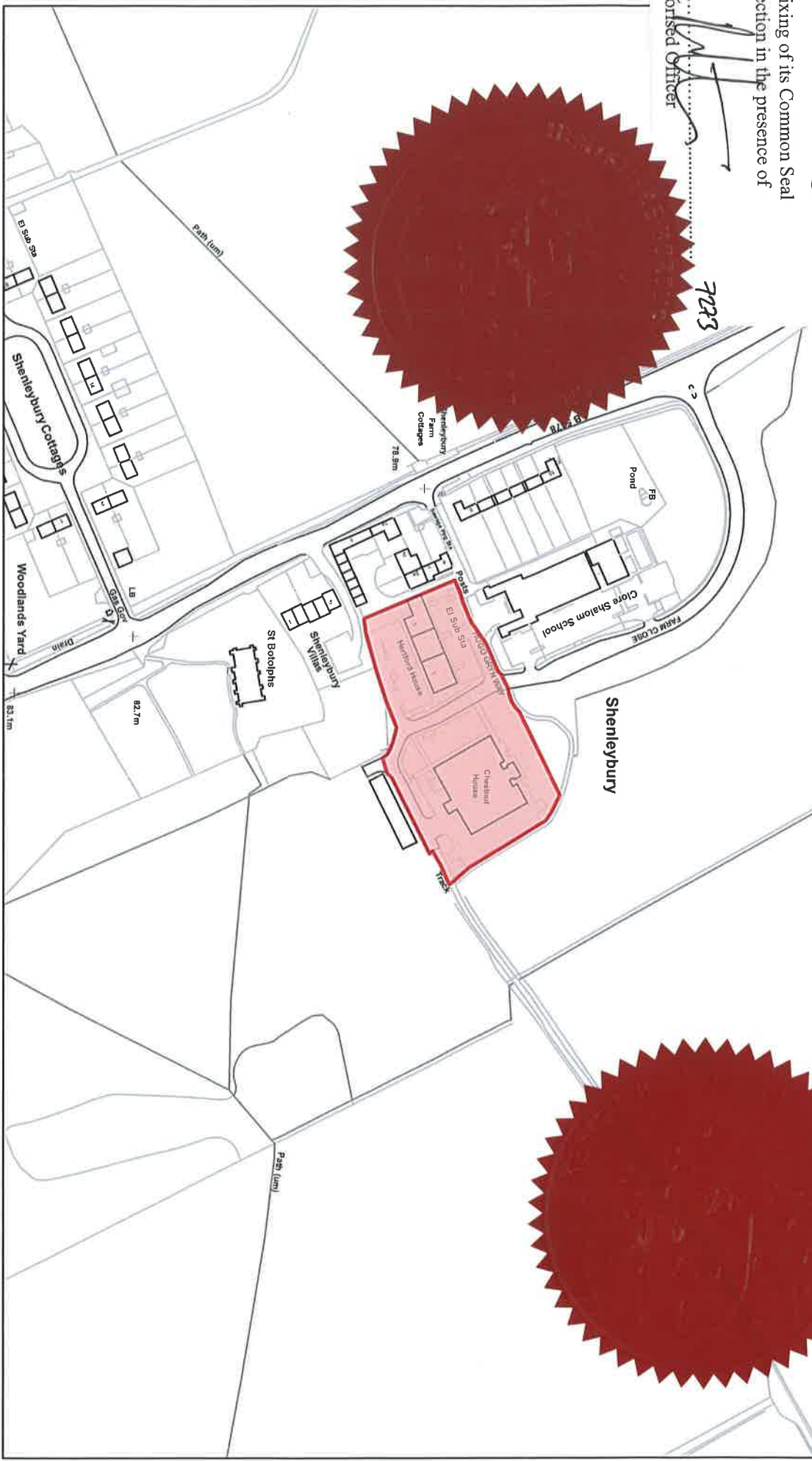
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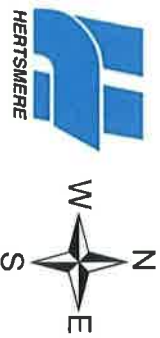
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Farm Close

- Legend**
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 - Hertsmere Borough Council Boundary



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