



GOVERNMENT OFFICE
FOR EASTERN REGION

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DEV CON - E & P.B.
17 JAN 1995
BUILDING CONTROL
P. AND ENV
ADMINISTRATION

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Deputy Director, Planning

The Director of Operational
Services
Hertsmere Borough Council
Civic Offices
Elstree Way
BOREHAMWOOD
Hertfordshire WD6 1WA

Room 124
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49/53 Goldington Road
Bedford MK40 3LL
GTN: 3013 6124
Tel: 0234 276124
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Your Ref: WJD/PR/DC2-10
Our Ref: E1/N1920/2/8/04

13 January 1995

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)
ARTICLE 4 DIRECTION: 1-10 REVELEY ALMSHOUSES, PARK ROAD/HERKOMER ROAD, BUSHEY, HERTFORDSHIRE

1. I am directed by the Secretary of State for the Environment to refer to your letter of 31 October 1994 enclosing a Direction made under Article 4 of the General Development Order which restricts development within Classes A, B, C, D, and F of Part 1 and Classes A and C of Part 2 of Schedule 2 to the Order, in respect of 1 - 10 Reveley Almshouses, Park Road/Herkomer Road, Bushey, Hertfordshire.

2. The Council's reasons for making the Direction have been carefully considered, together with the photographs provided. The comments of Bushey Museum have been taken into account.

3. The Secretary of State's policies against which he will consider a Direction made under Article 4 of the General Development Order are set out in Appendix D to DOE Circular 22/88. His general policy is to approve the withdrawal of permitted development rights, granted to land and property owners by Parliament under Article 3 of the Order, only in exceptional circumstances. Such action will rarely be justified unless there is reliable evidence to suggest that permitted development is likely to take place which would damage an interest of acknowledged importance and which should therefore be brought within full planning control in the public interest.

4. The Secretary of State has carefully considered your Council's reasons for making the Direction in the light of the policies contained in Circular 22/88. On the basis of the information before him, the Secretary of State agrees with your

Council that the Almshouses within the Bushey (High Street) Conservation Area are of special architectural and historic interest and that they form a significant feature of the Victorian streetscape. He notes that the Almshouses retain many of their original features and that because of their age renewal and repair work will increasingly be needed. He also notes that the Charitable Trust administering the Almshouses has commissioned architects to draw up a schedule of major repairs, including the replacement of roof coverings and windows, and has applied to your Council for grant aid. He is satisfied that it is reasonable for your Council to seek additional controls by means of the Direction as a means of preventing possible damage to the character of the Almshouses and their setting in the Conservation Area.

5. For the reasons given above, the Secretary of State, in exercise of his powers under Article 5(5) of the General Development Order, has decided to approve the Direction. I return herewith one copy endorsed accordingly.

6. Your Council's attention is drawn to the provisions of Article 5(11), 5(12), 5(13) and 5(15) of the General Development Order, which relate to the service of notice of the approval of the Direction.

Yours faithfully

Caroline Bowdler

MRS C BOWDLER

Authorised by the Secretary of State
to sign in that behalf

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ARTICLE FOUR DIRECTION
HERTSMERE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (as amended)

Direction under Article 4 of the Town and Country Planning General Development Order 1988 (as amended) Restricting Permitted Development Rights.

RECITALS

1. Hertsmere Borough Council ('the Authority') is the local planning authority in respect of the area of land specified in this Direction.
2. The Authority is satisfied that it is expedient that the development described in Schedule 2 to the Town and Country Planning General Development Order 1988 (as amended) ('the Order'), and specified in this Direction, should not be carried out unless specific permission is granted for it on a planning application.

NOW THEREFORE the Authority in pursuance of Article 4 of the Order and all other powers thereby enabling

DIRECTS THAT

1. The permission granted by Article 3 of the Order shall not apply to development specified in the First schedule to this Direction in the area specified in the Second Schedule to this Direction ('the Land').
2. Pursuant to Article 5(4) of the Order, this Direction does not require the approval of the Secretary of State because it relates only to development permitted by Parts 1 to 2 of Schedule 2 to the Order and the authority consider that the development would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area and that the provisions of paragraph 5 of Article 5 should apply to this Direction. The Direction shall expire at the end of six months from the date upon which it is made unless disallowed or approved by the Secretary of State before that date under the provisions of Article 5(1). The Direction shall, in accordance with Article 5(10) of the Order, come into force in respect of any part of the Land on the date on which notice of the making of the Direction is served on the occupier of that part of the Land or, if there is no occupier, the owner.

FIRST SCHEDULE

- a) **Schedule 2, Part 1, Class A** : the enlargement, improvement or other alteration of a dwelling house being development comprised within Part 1, Class A referred to in Schedule 2 to the said Order and not being development comprised within any other Part or Class.
- b) **Schedule 2, Part 1, Class B** : the enlargement of a dwelling house consisting of an addition or alteration to its roof being development comprised within Part 1, Class B referred to in Schedule 2 to the said Order and not being development comprised within any other Part or Class.

- c) **Schedule 2, Part 1, Class C** : any other alteration to the roof of a dwelling house being development comprised within Part 1, Class C referred to in Schedule 2 to the said Order and not being development comprised within any other Part or Class.
- d) **Schedule 2, Part 1, Class D** : the erection or construction of a porch outside any external door of a dwelling house being development comprised within Part 1, Class D referred to in Schedule 2 to the said Order and not being development comprised within any other Part or Class.
- e) **Schedule 2, Part 1, Class F** : the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house being development comprised within Part 1, Class F referred to in Schedule 2 to the said Order and not being development comprised within any other Part or Class.
- f) **Schedule 2, Part 2, Class A** : the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development comprised within Part 2, Class A referred to in Schedule 2 to the said Order and not being development comprised within any other Part or Class.
- g) **Schedule 2, Part 2, Class C** : the painting of the exterior of any building or work being development comprised within Part 2, Class C referred to in Schedule 2 to the said Order and not being development comprised within any other Part or Class.

SECOND SCHEDULE

All of the land and buildings known as 1 - 10, (all numbers inclusive) Reveley Almshouses, Park Road/Herkomer Road, Bushey, Hertfordshire outlined in heavy black line on the plan annexed hereto.

Mr G. Taylor



Given under The Common Seal
of Hertsmere Borough Council

this... 20thday of OCTOBER 1994

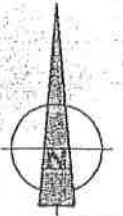
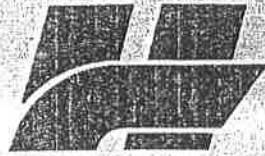
WJD/CAB/8485/DC2-10

The Secretary of State for the Environment hereby approves the foregoing direction

Signed by authority
of the Secretary of
State
13 Jan 19 95

Caroline Bowdler

A Deputy Director, Planning
in the Department of the
Environment



P448 REVELEY ALMSHOUSE, BUSHEY

REF. *Reveley Almshouses
Park Road / Herkimer
Road, Bushey*

SCALE
~~1:2500~~
1:1250

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