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TOWN AND COUNTRY PLANNING ACT, 1971

TOWN AND COUNTRY PLANNING  
GENERAL DEVELOPMENT ORDERS, 1977 to 1985

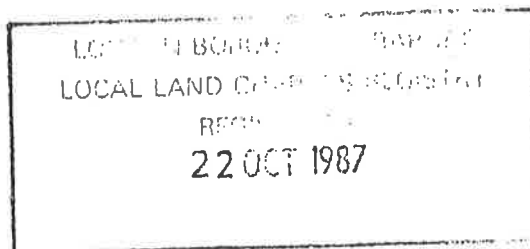
ELSTREE VILLAGE CONSERVATION AREA

D I R E C T I O N

made by

LONDON BOROUGH OF BARNET

under Article 4(1)(a) of the Town and  
Country Planning General Development  
Orders 1977 to 1985 in respect of land within  
Elstree Village Conservation Area in  
the London Borough of Barnet.



LONDON BOROUGH OF BARNET

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 to 1985

ELSTREE VILLAGE CONSERVATION AREA

WHEREAS the Mayor and Burgesses of the London Borough of Barnet of Town Hall, Hendon, N.W.4. (hereinafter called "the Council") acting by the Council of the said Borough as Local Planning Authority are satisfied that it is expedient that development of the description specified in the First Schedule hereto should not be carried out on land (hereinafter called "the land") situate within the Elstree Village Conservation Area in the London Borough of Barnet specified in the Second Schedule hereto (or as legal draft) and shown edged in red on Plan No. B/1/69/G annexed hereto unless express permission is granted pursuant to an application in accordance with the provisions of Part III of the Town and Country Planning Act, 1971.

NOW THEREFORE the Council in pursuance of the power conferred by Article 4(1)(a) of the Town and Country Planning Development Order 1977 (as amended) (hereinafter called "the Order") HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to development of the description designated in the Schedule hereto on the land.

THE FIRST SCHEDULE ABOVE REFERRED TO

The development specified in paragraphs 1, 2, 4 and 5 of Class I; paragraphs 1, 2 and 3 of Class II of the First Schedule to the Order not being development comprised within any other class, that is to say:

Class I Development within the curtilage of a dwellinghouse

1. The enlargement, improvement or other alteration of a dwellinghouse so long as:

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten per cent, whichever is the greater, subject to a maximum of 115 cubic metres.
- (b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse;
- (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;
- (e) the area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse:

Provided that:-

- (a) the erection of a garage, stable, loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of cubic content);

(b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, or improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise); and

(c) the limitation contained in sub-paragraph (d) above shall not apply to development consisting of:-

(i) the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alteration or enlargement of an existing window; or

(ii) any other alterations to any part of the roof of the original dwellinghouse.

2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:

(a) the floor area does not exceed 2 square metres.

(b) no part of the structure is more than 3 metres above the level of the ground.

(c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

4. The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such.

5. The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating so long as:
- (a) the capacity of the tank does not exceed 3,500 litres;
  - (b) no part of the tank is more than 3 metres above the level of the ground;
  - (c) no part of the tank projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

Class II Sundry minor operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure; so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule 1 to this Order (other than under this class). (NB This provision does not apply to the properties fronting and gaining vehicular access from Barnet Lane).

3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction.

THE SECOND SCHEDULE ABOVE REFERRED TO

Classes I.1;I.2;I.4;I.5;II.1;II.2;II.3

Down Villa, Summer Grove  
Duke Villa, Summer Grove  
Star Villa, Summer Grove  
York Villa, Summer Grove  
Hope Villa, Summer Grove  
Bath Villa, Summer Grove  
Kent Villa, Summer Grove  
Lime Villa, Summer Grove  
Park Villa, Summer Grove  
Neva Villa, Summer Grove

Classes I.1;I.2;I.4;I.5;II.1;II.3

"The Haven", Barnet Lane  
"The Garth", Barnet Lane  
"Brightwell", Barnet Lane  
"County Corner", Barnet Lane

DATED THIS

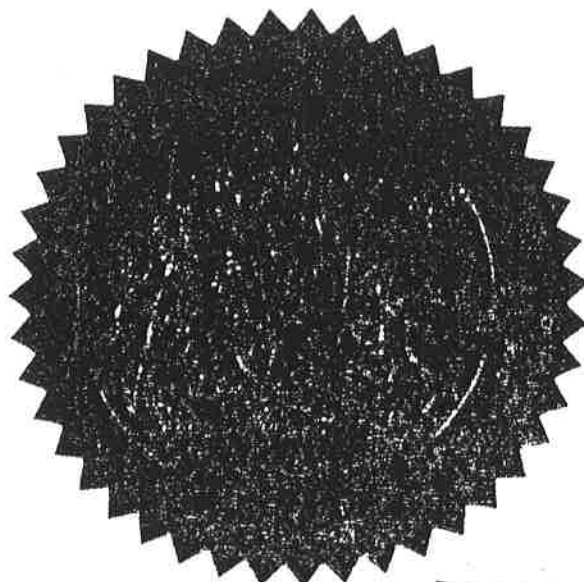
13<sup>th</sup>

day of

March

1987

THE COMMON SEAL OF THE MAYOR )  
AND BURGESSES OF THE LONDON )  
BOROUGH OF BARNET was hereunto )  
affixed in the presence of:- )



*[Handwritten signature]*  
Mayor

*[Handwritten signature]*

~~Chief-Executive and Town Clerk~~  
Deputy

NO. IN SEAL  
REGISTER  
11/04 SE

*[Handwritten signature]*

The Secretary of State for the Environment  
London

Signed by *[Handwritten name]*  
at the Secretary of State  
State Department of the  
21st July 1987 Parliament

