

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH PARAGRAPH 2 OF SCHEDULE 3 APPLIES

**THE HERTSMERE BOROUGH COUNCIL (THE ROYDS, POTTERS BAR
CONSERVATION AREA) ARTICLE 4(1) DIRECTION 2015**

WHEREAS

- (1) 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') is satisfied that it is expedient that development of the descriptions set out in the First Schedule below (being development falling within the descriptions of development referred to in Paragraphs 2(3)(a) to (j) of Schedule 3 to the Order) should not be carried out on the land described in the Second Schedule below, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.
- (2) The Council considers that this Direction should have immediate effect as the land described in the Second Schedule hereto falls wholly within an area designated by the Council as a Conservation Area pursuant to section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (3) The Council further considers that Paragraph 1(2)(b) of Schedule 3 of the Order applies to the giving of a Notice of Making of this Direction in accordance Paragraph 1(1) of Schedule 3 to the Order.

NOW THEREFORE the Council in pursuance of the power conferred on it by Article 4(1) of the Order **HEREBY DIRECTS** that the permission granted in Article 3 of the Order in respect of development of the description set out 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 Order and, in accordance with Paragraph 2(5)(b) of Schedule 3 to the Order, comes into force on 3rd day of June, 2015 being the date on which Notice of Making of this Direction will be published and displayed in accordance with Paragraph 1(1) of Schedule 3 to the Order and shall remain in force for a period of six months beginning on the date that it came into force and shall then expire unless within the said six months period it has been confirmed by the Council in accordance with Paragraphs 1(9) and (10) of Schedule 3 to the Order.

THIS DIRECTION shall henceforth be known as 'The Hertsmere Borough Council (The Royds, Potters Bar Conservation Area) Article 4(1) Directions 2015'.

FIRST SCHEDULE

(Descriptions of Permitted Development excluded by this Direction)

1. The enlargement, improvement or other alteration of a dwellinghouse, where any part of the enlargement, improvement or alteration would front a highway, waterway or open space being development comprised within Class A of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class;
2. Any alteration to the roof of a dwellinghouse not permitted by Class B of Part 1 of Schedule 2 to the Order where the alteration would be to a roof slope which fronts a

highway, waterway or open space, being development comprised within Class C of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class;

3. The alteration, erection or construction of a porch outside any external door where the external door in question fronts a highway, waterway or open space being development comprised in Class D of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class;
4. The provision within a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, where the building, enclosure, swimming or other pool to be provided would front a highway, waterway or open space, or the part of the building or enclosure maintained, improved or altered would front a highway, waterway or open space being development comprised within Class E of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class;
5. The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, where the hard surface would front a highway, waterway or open space being development comprised within Class F of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class;
6. The installation, alteration, or replacement of a chimney on a dwellinghouse being development comprised within Class G of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class;
7. The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse where the part of the building or other structure on which the microwave antenna is to be installed, altered or replaced fronts a highway, waterway or open space, being development comprised within Class H of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class;
8. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a highway, waterway or open space, being development comprised within Class A of Part 2 of Schedule 2 to the Order and not being development comprised within any other Class;
9. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, where the gate, fence, wall or other means of enclosure to be demolished would be within the curtilage of a dwellinghouse and would front a highway, waterway or open space, being development comprised within Class C of Part 11 of Schedule 2 to the Order and not being development comprised within any other Class;

SECOND SCHEDULE
(the Land subject to this Direction)

Land comprised in the Royds Estate Conservation Area in Potters Bar Hertfordshire as the same is shown edged with a thick black line on the Plan attached to this Direction including the dwelling-houses listed below:

Baker Street

Even Numbers 48 to 86 Baker Street
Odd Numbers 53 to 63 Baker Street

Elmroyd Avenue

Odd Numbers 1 to 75 Elmroyd Avenue
Even Numbers 2 to 84 Elmroyd Avenue

Elmroyd Close

Odd Numbers 1 to 15 Elmroyd Close
Even Numbers 2 to 14 Elmroyd Close

Oakroyd Avenue

Odd Number 1 to 29, 29A and 31 to 69 Oakroyd Avenue
Even Numbers 2, 2A and Annexe and 4 to 84 Oakroyd Avenue

Oakroyd Close

Odd Numbers 1 to 17 Oakroyd Close
Even Number 2 to 28 Oakroyd Close

Made By Hertsmere Borough Council

this 29th day of MAY 2015

By the Affixing of its Common Seal to this Direction

in the presence of:-


.....

Duly Authorised Officer
Sajida Bijle
Director of Resources




6486

Confirmed By Hertsmere Borough Council

this 22 day of JULY 2015

By the Affixing of its Common Seal to this Direction

in the presence of:-


.....

Duly Authorised Officer



6495

Royds Estate Conservation Area Article 4 Direction

This is the plan referred to under The Hertsmere Borough Council
(The Royds Estate, Potters Bar Conservation Area) Article 4(1) Direction 2015
Made by Hertsmere Borough Council

This 29th day of May, 2015

By the Affixing of its Common Seal to this Direction

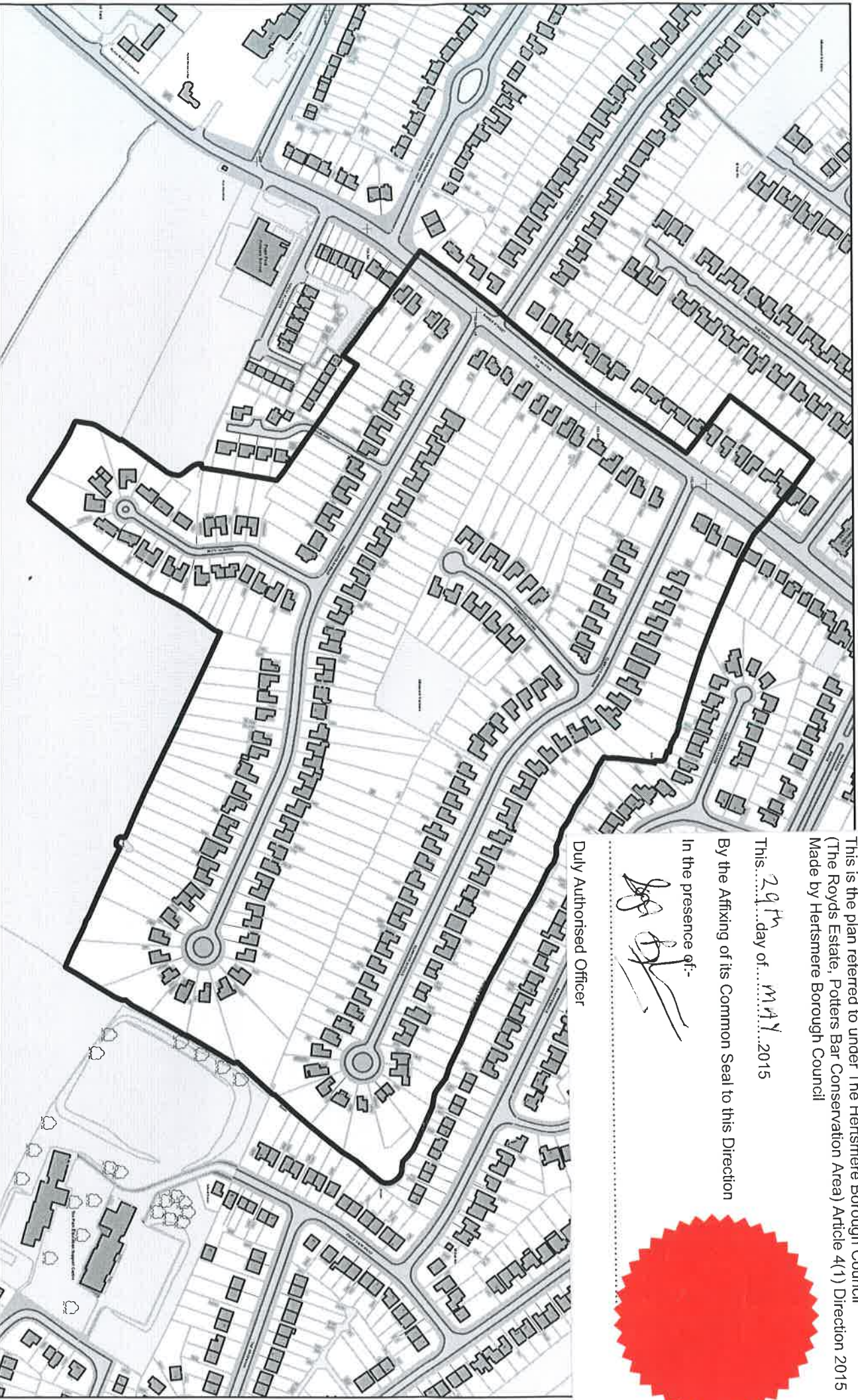
In the presence of:-



Duly Authorised Officer



6406



Ref:

HERTSMERE BOROUGH COUNCIL

**RECORD OF EXECUTIVE DECISION TAKEN BY AN OFFICER
UNDER DELEGATED POWERS**

Name and Designation of
Officer:

Mark Silverman

Delegated Authority:

Paragraph 3.3 [L] provides for the making of Article 4 Directions under delegated powers where immediate action is required. In addition, paragraph 8.1 of the report for the Portfolio Holder on the Royds CA Appraisal, Design Guidance and Article 4 states *"The Article 4 Directions will be confirmed following the Portfolio Holder's agreement to this report and this will be conveyed in writing to the relevant addresses."*

Relevant Executive Portfolio -
holder :

Councillor Cohen - Executive Member for Planning and Localism

Date of Decision:

22 July 2015

Subject:

Confirmation of: Article 4 Direction for the Royds Conservation Area

Key Decision

No

In Forward Plan

N/A

Brief summary of matter:

A Conservation Area (CA) Appraisal was recently completed for the Royds Estate and Conservation Area and Elstree Village CA. This was associated with the making of an Article 4 Direction for both CAs and the introduction of a design guide for the Royds Estate. The views of residents were sought on the above through public consultation and one objection to the Article 4 in the Royds was received, which has been reported to the Portfolio Holder, in a PFH report on 4 March 2015. Due to a minor discrepancy in the original Article 4 Direction and changes to the relevant regulations, the Article 4 had to be remade. No further objections were received.

Consultation with Portfolio-holder and Response

A subsequent email of 10 July to the PFH stated

"... There have been no new representations to the reserved Article 4 and so we are intending to confirm the Order next week. There was a single objection to the original Article 4 which was previously reported to you when you signed off the Appraisals in March. We have since spoken

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Head of Paid Service:

None

Title of any Report considered by the Decision Maker

Title: The Royds Estate and Elstree Village Conservation Area Appraisals, Design Guidance and Associated Article 4 Directions

Report Author: Andrew Rudge

Statement if decision is not subject to Call-In:

Not a key decision so not subject to Call -In

For office use only:

Date of
Publication: