

**TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) 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) (England) 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 Plan 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 Part 1 of Schedule 2 of the said Order described in the First Schedule below shall not apply to the land of the description set out 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 25<sup>th</sup> May 2023**.

**SCHEDULE**

(the Permitted Development excluded by this Direction)

1. Part 1, Class AA - enlargement of a dwellinghouse by construction of additional storeys

**AA.** The enlargement of a dwellinghouse consisting of the construction of—

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or
- (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction, being development comprised within Class AA of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class within the identified locations listed below and as indicated in the attached plans.

2. Part 1, Class AC - new dwellinghouses on terrace buildings in use as dwellinghouses

**AC.**—(1) Development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a terrace building in use as a single dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order, where the development comprises—

- (a) up to two additional storeys, in the case of an existing dwellinghouse consisting of two or more storeys;
- (b) one additional storey, in the case of an existing dwellinghouse consisting of one storey, together with any development under sub-paragraph (2).

(2) Development consisting of any or all—

- (a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;
- (b) works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;
- (c) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses,

being development comprised within Class AC of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class within the identified locations listed below and as indicated in the attached plans.

3. Part 1, Class AD - new dwellinghouses on detached buildings in use as dwellinghouses

**AD.**—(1) Development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a detached building in use as a single dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order, where the development comprises—

(a) up to two additional storeys, in the case of an existing dwellinghouse consisting of two or more storeys;

(b) one additional storey, in the case of an existing dwellinghouse consisting of one storey, together with any development under sub-paragraph (2).

(2) Development consisting of any or all—

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;

(b) works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;

(c) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses

being development comprised within Class AC of Part 1 of Schedule 2 to the Order 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)

- Numbers 35 and 37 Gills Hill Lane, Radlett as shown edged/coloured in red on the Plan attached to this Direction

**Made under the Common Seal of  
Hertsmere Borough Council**

this .....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**

this .....day of May 2023

**The Common Seal of Hertsmere Borough Council  
was affixed to this Direction in the presence of**

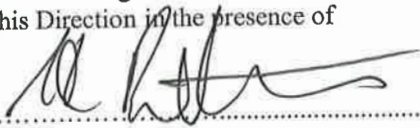
.....  
**Duly Authorised Officer**

**THIS DIRECTION COMES INTO FORCE ON 25<sup>th</sup> MAY 2023 IF CONFIRMED**

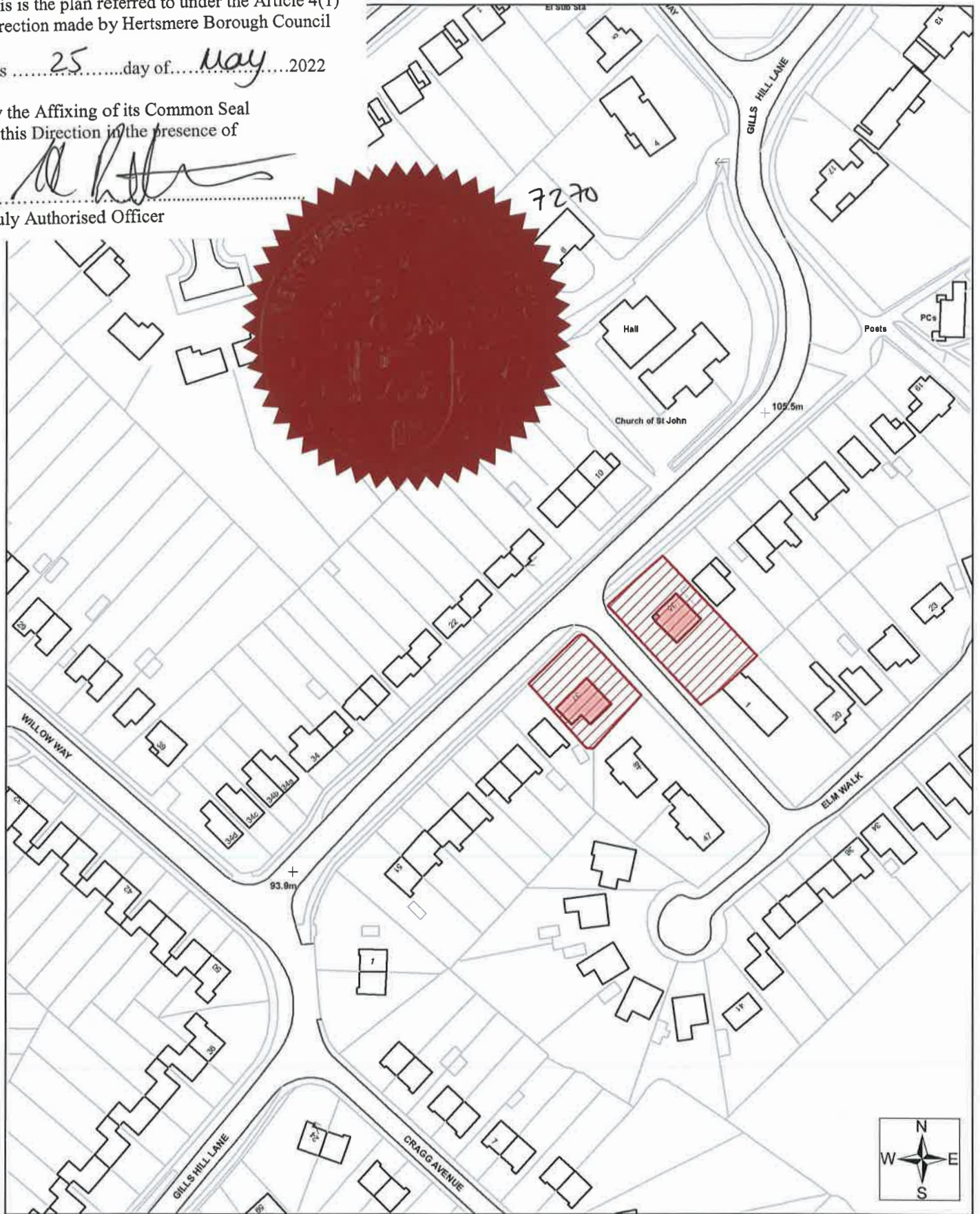
This is the plan referred to under the Article 4(1) Direction made by Hertsmere Borough Council

this 25 day of May 2022

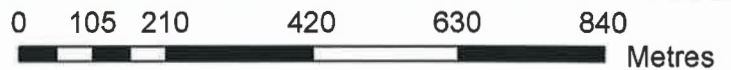
By the Affixing of its Common Seal to this Direction in the presence of



Duly Authorised Officer





**35 and 37 Gills Hill Lane, Radlett**



1:1,250



-  Bungalows to which Article 4 Direction applies
-  Bungalows to which Article 4 Direction applies (site boundary)

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