

Local Development Order for Elstree Way, Borehamwood

Within the Elstree Way Corridor as defined in Appendix 1 of the supporting design guide, Planning permission will be granted for the following development within the appropriate character area, as defined in Appendix 2 of the supporting design guide:

- Extensions up to (for rear extensions) 5 metres deep or (for side extensions) 5 metres wide¹ beyond any development allowed under the GDPO and:
 - At least 20 metres away from a dwelling
 - A width no greater than the original building
 - Using similar materials to the existing building
 - A height no greater than the existing building and if within 10 metres a public highway or the curtilage of a dwelling, a height no greater than 5 metres
 - No loss of turning/manoeuvring/parking space for vehicles
- Within five metres of a the curtilage a front lobby/reception/canopy no greater than the height of the existing building, a base area of 20 sq m and a height no greater than 5 metres. Beyond five metres of the curtilage front elevation development will be covered by the GDPO.
- The creation of permeable surfaces for car parking at least 20 metres from a residential dwelling. Where there is a risk of groundwater contamination the hard surface shall not be made of porous materials. In all other cases, either—
 - (i) the hard surface shall be made of porous materials, or
 - (ii) provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage
- Installation of smoking shelters not forward of the existing building or within 20 metres of a dwelling house, playground, school or nursery
- The use of up to 300 sq metres or 10% of floorspace (which ever is greatest) within existing buildings for B1(a) office accommodation to support the main use of the site
- Recladding of building exteriors
- Boundary walls and fences no greater than 4 metres in height and if within 20 metres from a residential curtilage and public highway no greater than 2 metres (of which at least the top half must provide through visibility and so not be constructed entirely out of solid materials if facing a public highway).
- Solar Panels mounted on pitched roofs of non-domestic buildings, subject to the following:
 - Panels should not extend beyond the limits of the roof.
 - Should not be more than 200 millimetres beyond the roofline

¹ Side and Rear Extensions are defined in the Elstree Way Local Development Order Design Guide

- Should be removed as soon as reasonably practicable if no longer needed for microgeneration.
- Solar Panels attached to flat roofs or the walls of non-domestic buildings, subject to the following conditions and thresholds:
 - No higher than 1 metre (this would provide for panels to be raised at an angle for attracting sunlight and moveable panels).
 - Not less than 1 metre from the edge of the building.
 - Should be removed as soon as reasonably practicable if no longer needed for microgeneration.
- Independent entrance feature structures located at the entrance to buildings to identify the vehicular and pedestrian points of access and the identity of the occupiers will be permitted subject to them having a footprint not exceeding 2m x 2m and a height not exceeding 4m from ground level.
- Installation of new and replacement windows.

The LDO, and the terms within it, will be active for a period of three years following the day of its adoption, and will expire following this period. It will therefore cease to apply on the day following the third anniversary of the adoption of the order.

Development which has started under the provision of the LDO can be completed in the event that the LDO is revoked or revised or expires.

Development which has started under the provision of the LDO can be completed following the expiry of the LDO after the end of the three-year period. The uses that have taken place will therefore be allowed to continue to trade/operate but no new changes of use will be allowed under the terms of the LDO following its expiry without planning permission

GDPO: Town and Country Planning (General Permitted Development) Order 1995(b) as amended April 2010.

Curtilage: The area attached to and containing a dwelling house or building and its outbuildings, including rear and front gardens. The curtilage is not necessarily marked off or enclosed, but it should be clearly attached to the house or building serving a purpose the building in some useful way.

Highway: includes all public roads, footpaths, bridleways and byways over which the public have a right to pass. Highway also means the whole or part of a highway other than a ferry or waterway.