



Article 4 Directions Employment Areas




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Article 4 Directions in Hertsmere's Employment Areas

We have made two new Article 4 Directions to remove permitted development rights allowing conversion or redevelopment of business premises within employment areas to residential use in Hertsmere.

Changes of use from commercial, business and service uses to residential

-  [Class MA \(Use class E\)](#) (PDF 2.38Mb)

Demolition of a commercial building or block of flats and replacement with residential

-  [Class ZA \(Use classes B1\(a\), B1\(b\), B1\(c\)\)](#)

The existing Article 4 Direction that restricts the permitted development rights allowing for conversion of storage or distribution premises (use class B8) to residential is unaffected and remains in place.

 [Class P \(B8\) Article 4 Direction](#)

Scroll down for [more information](#), [Frequently Asked Questions](#) and [how to respond](#).

Explanation

The government has introduced new regulations that broaden the range of premises that can be converted or demolished and replaced by residential use without the need for a planning application. This is known as 'permitted development' (PD).

These new regulations mean that we need to update the measures we have already put in place to protect our employment areas from loss of commercial premises and the introduction of residential uses. Our employment areas are designated in the Local Plan.

We are introducing two new Article 4 Directions, which is a planning tool that can be used in local areas to remove 'permitted development' rights for a particular type of development.

We originally introduced Article 4 Directions in our designated employment areas, following consultation with all affected premises, in 2020. As a result, anyone wanting to change the use of offices, light industrial or storage / distribution buildings to residential in these areas needs to submit a formal planning application.

Since we introduced these original Article 4 Directions, the government has made further changes to permitted development rights, meaning that we need to update our Article 4 Directions affecting Employment Areas under Classes MA and ZA.


The Article 4 directions will not take effect immediately but will come into effect (be confirmed) 12 months after the date on which they were made in May 2022. This will allow time for public consultation, and for us to consider whether any changes are needed.

Any comments or queries regarding the introduction of the Article 4 direction should be made by email to local.plan@hertsmere.gov.uk or in writing to the below address by **5pm on Thursday 7 July 2022**.


Planning Strategy Team


Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
WD6 1WA

Frequently Asked Questions


Why are you proposing to introduce new planning controls to stop some buildings being converted into homes? 


What is an Article 4 Direction? 


What is the difference between these new Article 4 directions and the Article 4 directions confirmed in 2020? 


Why are you continuing with Article 4 directions when the government has increased PD rights in relation to business premises? 

What will be the impact of the updated Article 4 Directions? 

Do the Article 4 directions affect the whole borough? 

Why does one of the Article 4 directions describe business uses as Class B and the other Article 4 direction describe business uses as Class E? 

When was the decision taken to make an Article 4 direction? 

Have other councils introduced similar Article 4 Directions? 

How has the government responded to councils introducing new Article 4 directions in response to the expansion of PD rights? 

How can I respond to the consultation?

Responses can be made via email

to  local.plan@hertsmere.gov.uk or by writing to us at:

Hertsmere Borough Council

Planning Strategy Team

Hertsmere Borough Council

Civic Offices

Elstree Way

Borehamwood

WD6 1WA

All responses should be submitted by **5pm on Thursday 7th July 2022**.

What happens next?

We've made non-immediate Article 4 directions meaning that it will not come into force for 12 months. This period provides an opportunity for businesses, landowners and other interested parties to respond to the proposed changes and for the Secretary of State to be notified. It is our intention for the Article 4 directions to take effect on 25th May 2023, subject to any modifications arising from stakeholder engagement.



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