

## DRAFT BBC Elstree Local Development Order

### Subject Formal Local Development Order

- 1.1 The BBC Elstree Front Lot is defined on the plan contained in Appendix 1 of this Order. This Plan includes two zones. Zone 1 includes an area along the boundary of the Front Lot with Clarendon Road and the boundary of the Front Lot with Grosvenor Road. Zone 2 covers the remaining set.
- 1.2 The BBC Front Lot is as per planning permission 19/0490/VOC (variation of previous planning permission Ref: 15/1241/FUL & 17/2098/VOC). All conditions listed on this permission are still applicable to the Front Lot development including Condition 4 which relates to a Management Plan for the Front Lot and Condition 3 which relates to landscaping.
- 1.3 Planning permission will be granted for the following development within the Front Lot:
1. The total developable area (sqm) must not be increased beyond 20% of the existing set;
  2. The height of the set structure must not increase above 3m of the maximum height of the existing set within Zone 1 and 3m of the maximum height of the existing set within Zone 2;
  3. Structures within 3m of the boundary within Zone 1 must not exceed 3m in height;
  4. Any other additional structures within Zone 1, which are not within the footprint of the buildings approved under permission 19/0490/VOC, as shown on the plan contained in Appendix 1, must not exceed 9m in height;
  5. The landscaped area (sqm) must not be reduced below 10% of the baseline figure; and
  6. Any works that relate to the existing culvert on the Front Lot site are not covered by the LDO.
- 1.4 The LDO, and the terms within it, will be active for a period of thirty years following the day of its adoption, and will expire following this period. It will therefore cease to apply on the day following the thirtieth anniversary of the adoption of the Order. The LDO can be reviewed or revoked upon request by either Hertsmere Borough Council or the BBC at any time during this period with notice.
- 1.5 Development which has started under the provision of the LDO can be completed in the event that the LDO is revoked or revised or expired.

### 2.0 Glossary

- 2.1 **GDPO:** Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 2.2 **Developable Area:** The total developable area of the Front Lot is 2,072.4 sqm. This relates to the Gross External Area of all of the structures within the Front Lot boundary.
- 2.3 **Maximum Height of Zone 1:** 9.9m along the boundary with Clarendon Road and 10.3m along the boundary with Grosvenor Road.
- 2.4 **Maximum Height of Zone 2:** 13.2m.

- 2.5 **Landscaped Area:** 89 sqm.
- 2.6 **Front Lot:** This relates to all of the land covered by the red line plan attached in Appendix 1. The Front Lot is a partly internal partly external film and television set used directly for film and television production.
- 2.7 **Film and Television Production:** As well as filming, film and television production covers the following:
- Building and Striking of sets;
  - Installation of production lighting;
  - Installation of props;
  - Areas used for make up;
  - Areas used for costumes;
  - Set Design;
  - Camera Operations;
  - Lighting Operations;
  - Pre-Production Activities (Script Review, Rehearsal etc.);
  - General Maintenance Operations;
  - Technical Operations (Camera, IT, Lighting, Sound etc.);
  - Transportation of crew and cast to and from set; and
  - Ancillary storage of materials used for film and television.
- 2.8 **Set and Set Structures:** Refers to all building structures approved under 19/0490/VOC and any temporary, fabricated structures that may be used from time to time.
- 2.9 **Elevational Changes:** Covers the following:
- The creation of additional openings within the structures to allow for additional set windows and doors including in/on the roof;
  - Changes to the materials used for the set facades including on the roof of the structures;
  - Changes to set backdrops. Installation of new set backdrops including set billboards;
  - Changes to the design and appearance of set facades; and
  - Any other changes to the design and appearance of set facades.
- 2.10 **Culvert:** The site is within close proximity to an Environment Agency main river, the Borehamwood Brook, which is contained within a 1250 x 750 mm culvert. The culvert runs along the boundary between the Front Lot and Clarendon Park and is shown on the Plan attached in Appendix 1.