

**TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT) 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) 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 Plans 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 Class ZA of Part 20, Schedule 2 of the said Order and described 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 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.

**FIRSTSCHEDULE**

(the Permitted Development excluded by this Direction)

1. Development consisting of works for the demolition of one or other of
  - (a) any building comprising a single purpose-built detached block of flats, and
  - (b) any other single detached building, comprising premises established
    - (i) for office use within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987; or
    - (ii) for research and development falling within Class B1(b) of the Schedule to the Town and Country Planning (Use Classes) Order 1987; or
    - (iii) for an industrial process falling within Class B1(c) of the Schedule to the Town and Country Planning (Use Classes) Order 1987

or for any combination of them,

existing on 12 March 2020, together with its replacement by a single building comprising either a detached dwellinghouse or block of flats involving operations comprised within Class ZA of Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any subsequent amendments to an Order which re-classifies Class B1 development to reflect the 1987 Order (as amended)) 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)

- Employment Areas – (1) Elstree Way and (2) Stirling Way, Borehamwood; (3) Cranborne Road and (4) Station Close, Potters Bar;
- Locally Significant Employment Sites – (1) Wrotham Business Park; (2) Hollies Way, Potters Bar; (3) Farm Close, Shenley.

All as shown edged/coloured in red on the Plans attached to this Direction

Made under the Common Seal of  
Hertsmere Borough Council

this 25.....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 22.....day of May 2023  
The Common Seal of Hertsmere Borough Council  
was affixed to this Direction in the presence of

.....  
Duly Authorised Officer



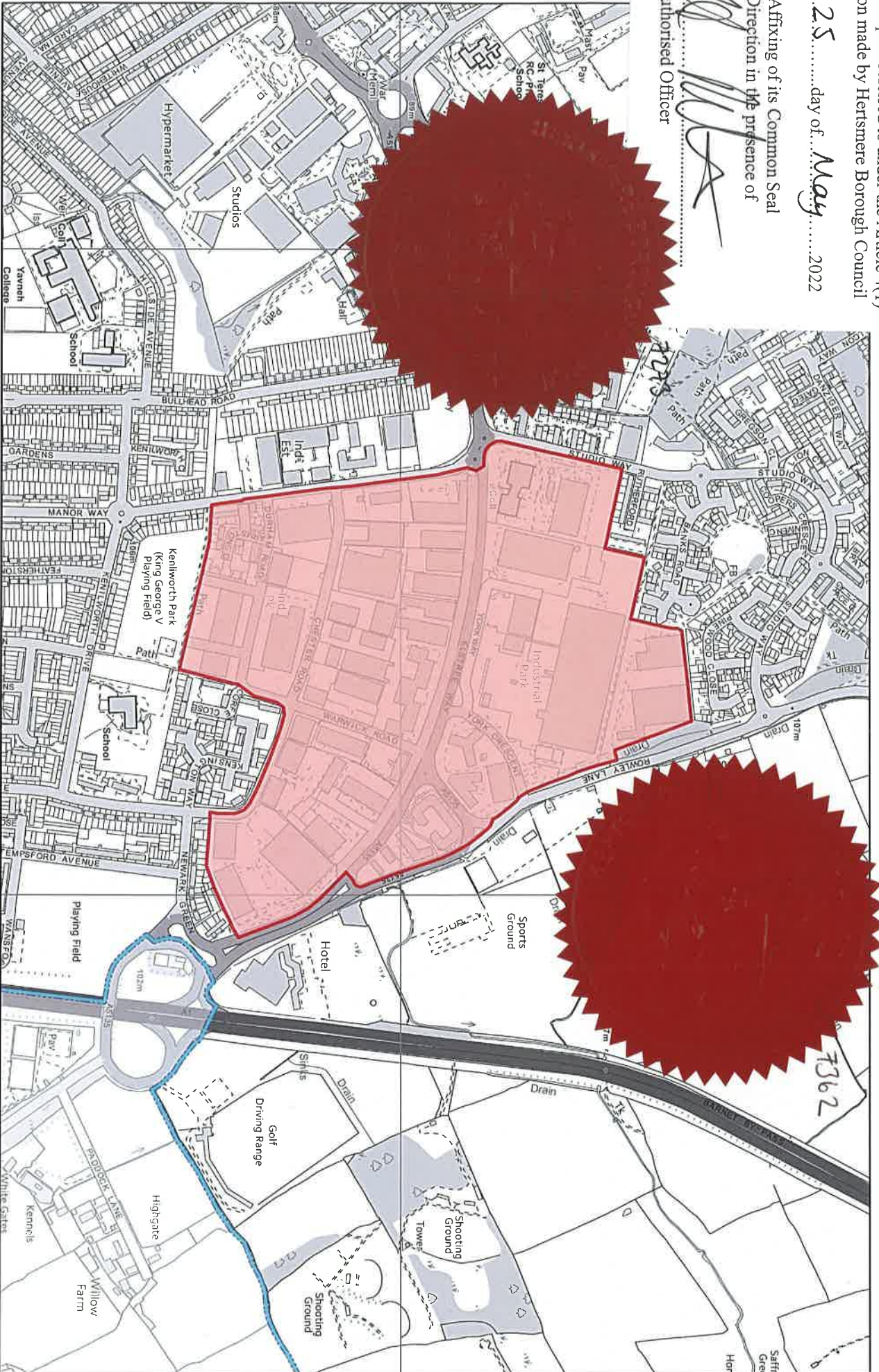
**THIS DIRECTION COMES INTO FORCE ON 25<sup>th</sup> MAY 2023 IF CONFIRMED**

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

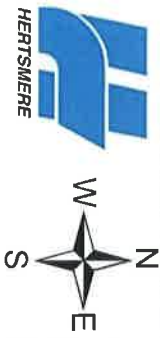
this 25 day of May 2022

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

*[Signature]*  
Duly Authorised Officer



**Elstree Way**



**Legend**  
Area to which Article 4 direction applies  
Hertsmere Borough Council Boundary



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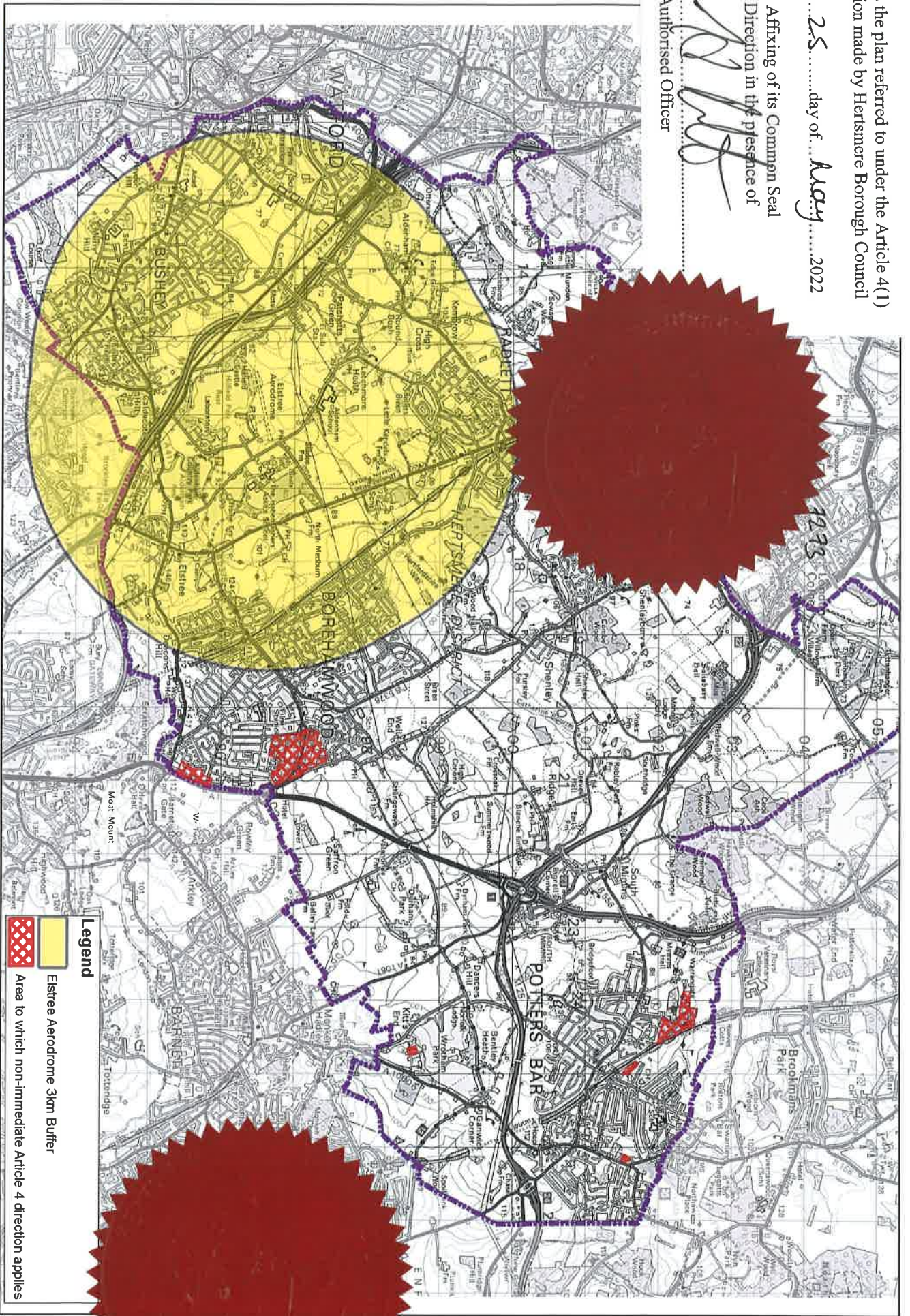
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Direction made by Hertsmere Borough Council

this ..... 25 ..... day of *May* ..... 2022

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



Duly Authorised Officer



Map of Hertsmere showing all areas where Article 4 directions apply (Class ZA)



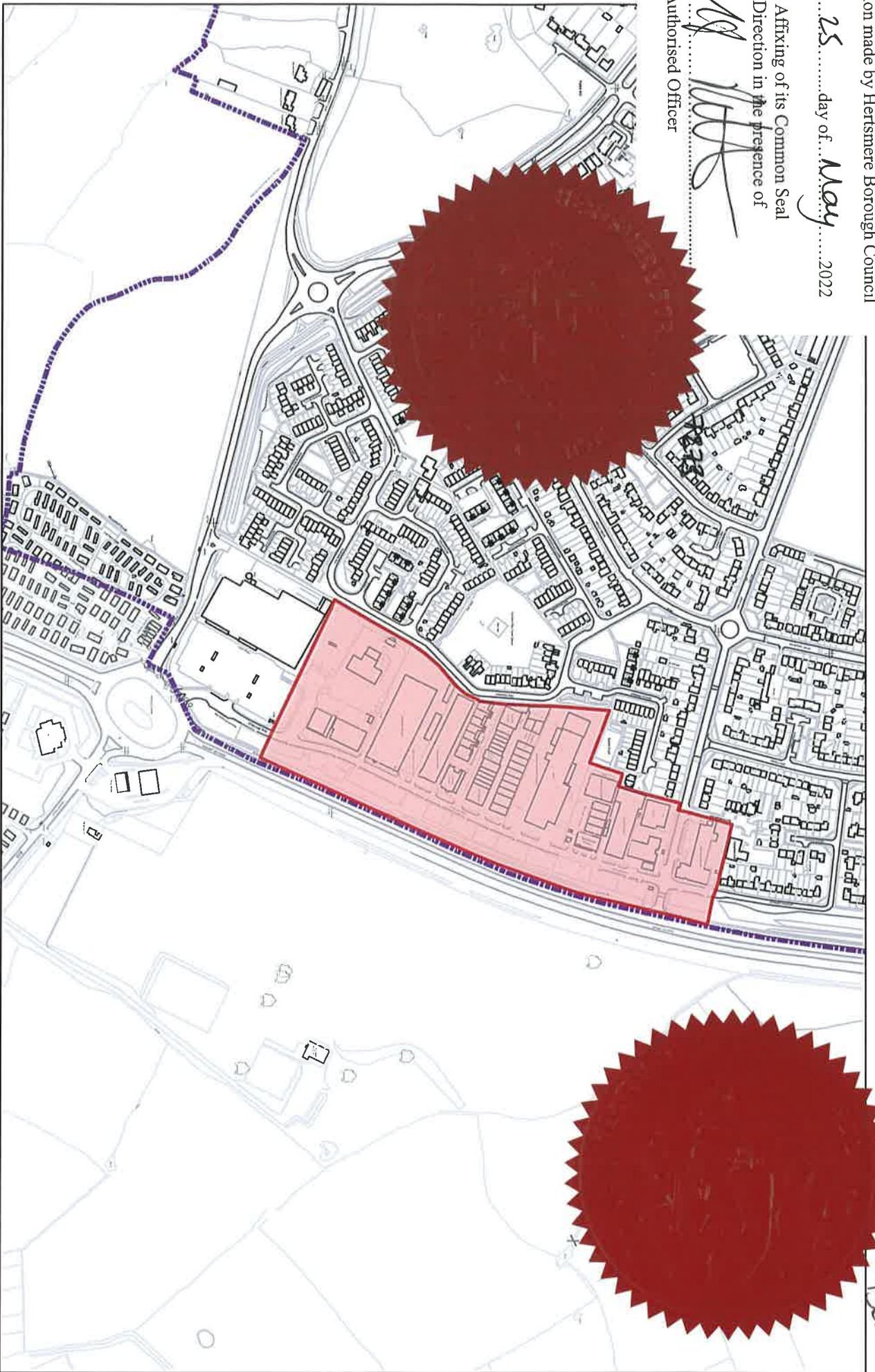
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This is the plan referred to under the Article 4(1) Direction made by Hertsmere Borough Council

this 25 day of May 2022

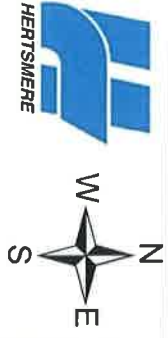
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Duly Authorised Officer



742

**Legend**  
Area to which Article 4 direction applies  
Hertsmere Borough Council Boundary




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this ..... 25 ..... day of ..... May ..... 2022

By the Affixing of its Common Seal  
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Duly Authorised Officer

7273



Legend



Area to which Article 4 direction applies

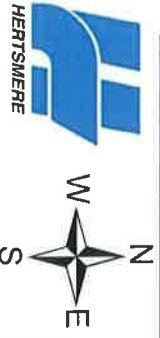


Hertsmere Borough Council Boundary

Cranbourne Road



1:5,000



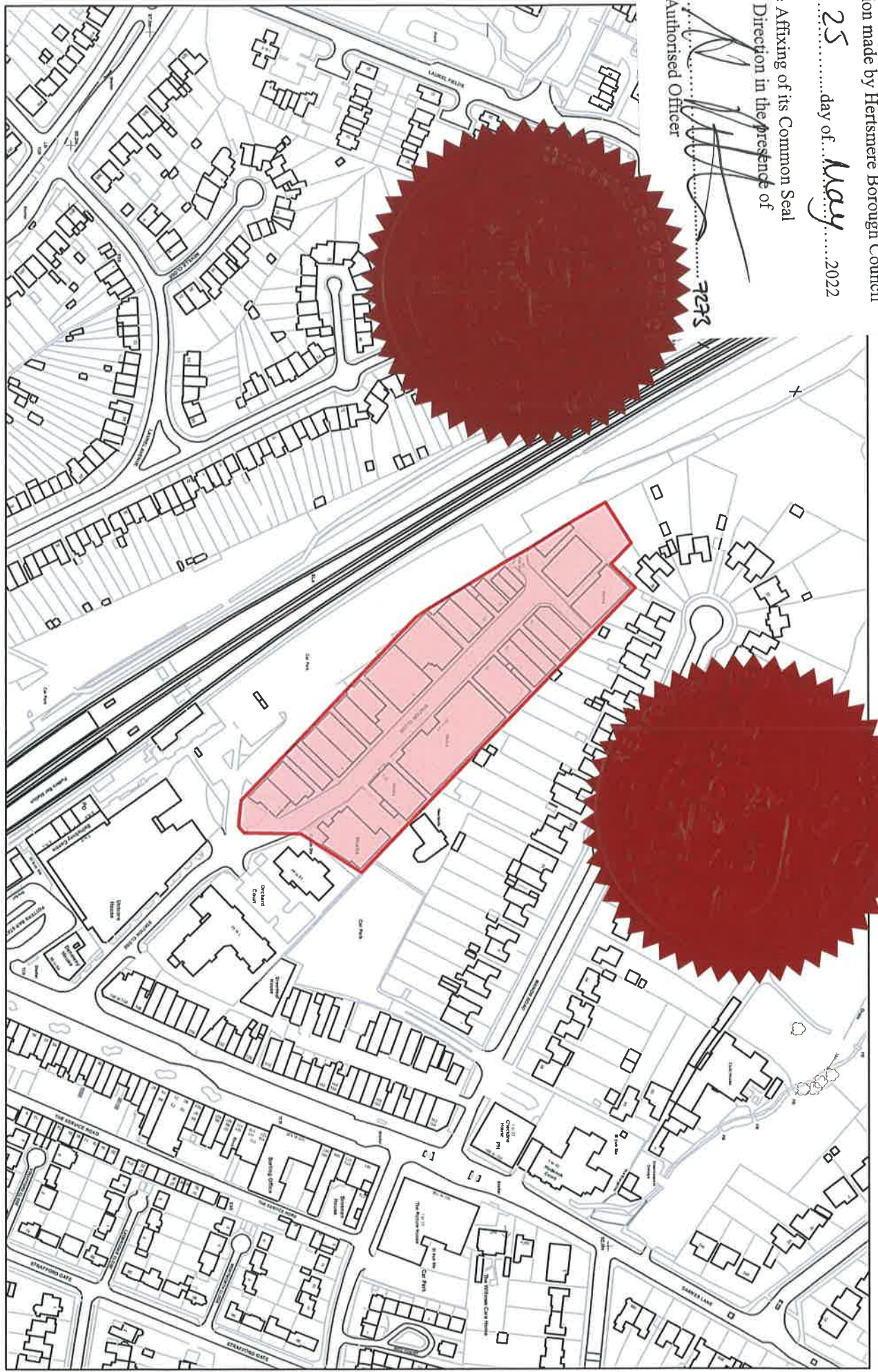
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this 25 day of May 2022

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Duly Authorised Officer



7362



**Legend**  
Area to which Article 4 direction applies  
Hertsmere Borough Council Boundary

**Station Close**



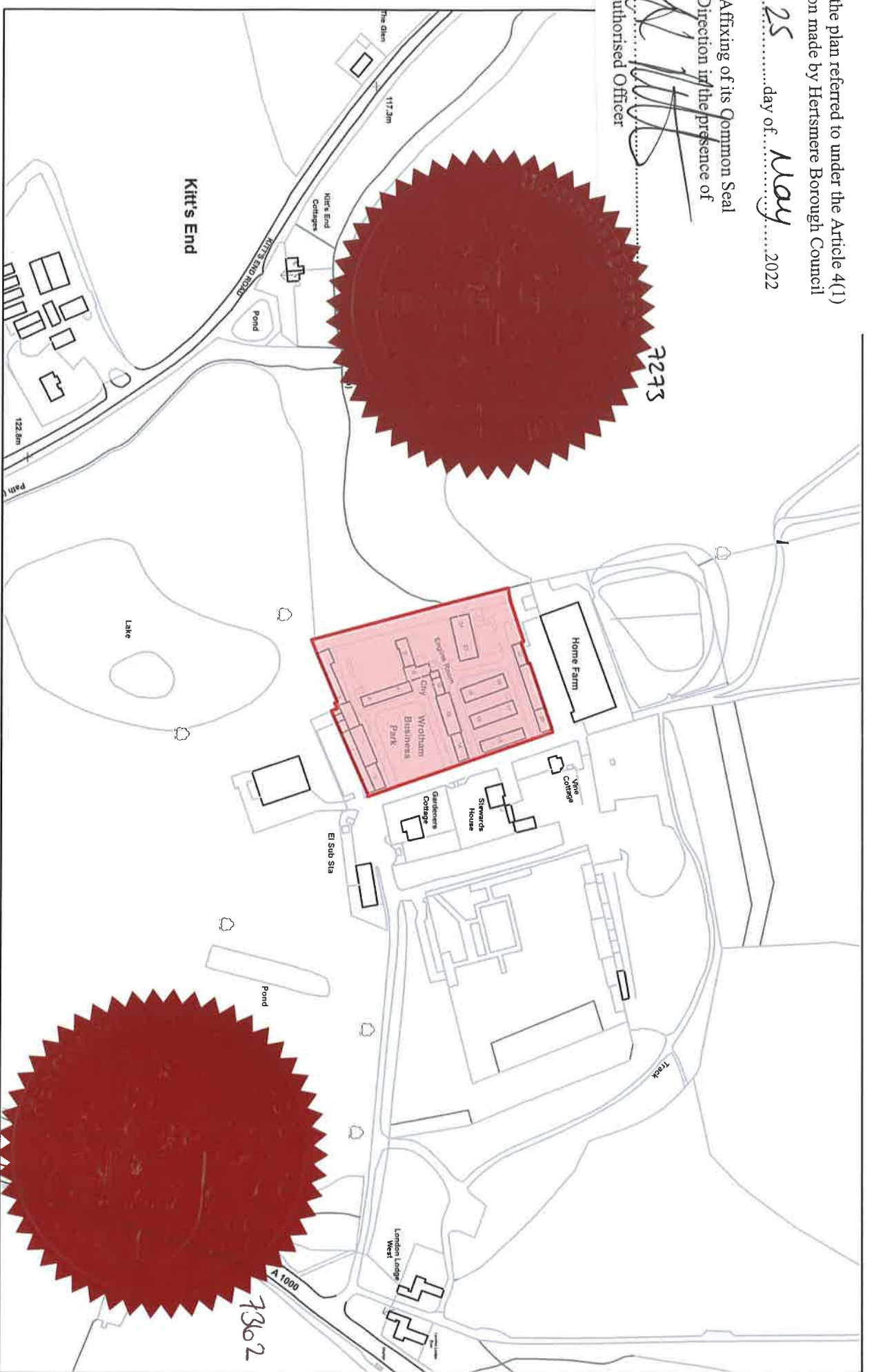
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this 25 day of May 2022

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*[Signature]*  
Duly Authorised Officer



Legend

- Area to which Article 4 direction applies
- Hertsmere Borough Council Boundary

### Wrotham Business Park



1:2,500

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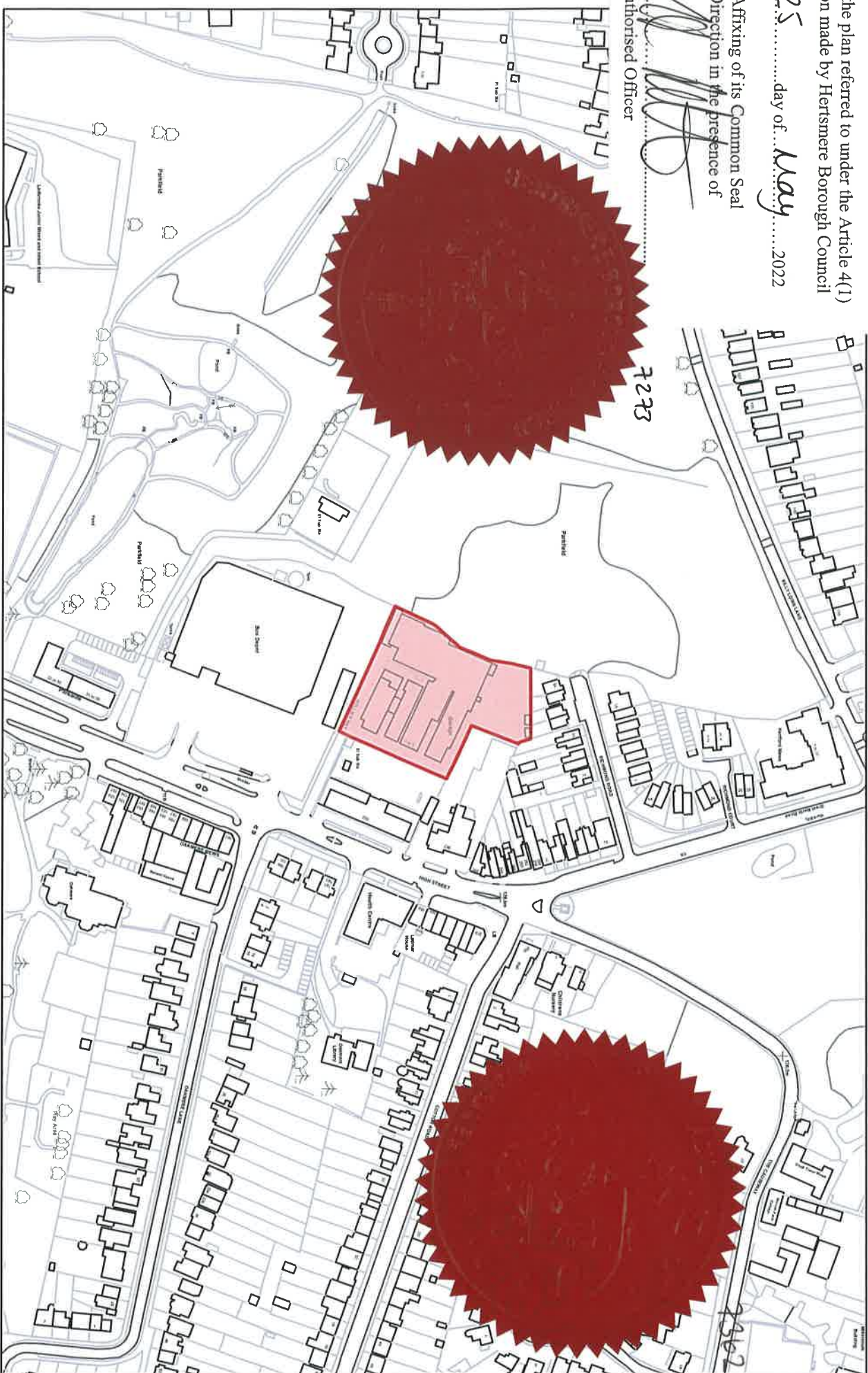


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Duly Authorised Officer



**Legend**

Area to which Article 4 direction applies



Hertsmere Borough Council Boundary



**Hollies Way Business Park**



1:2,500

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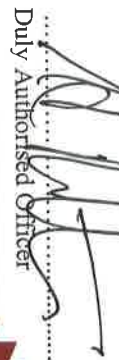
HERTSMERE

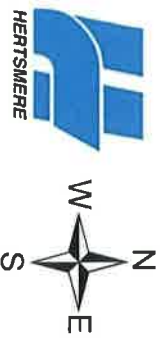
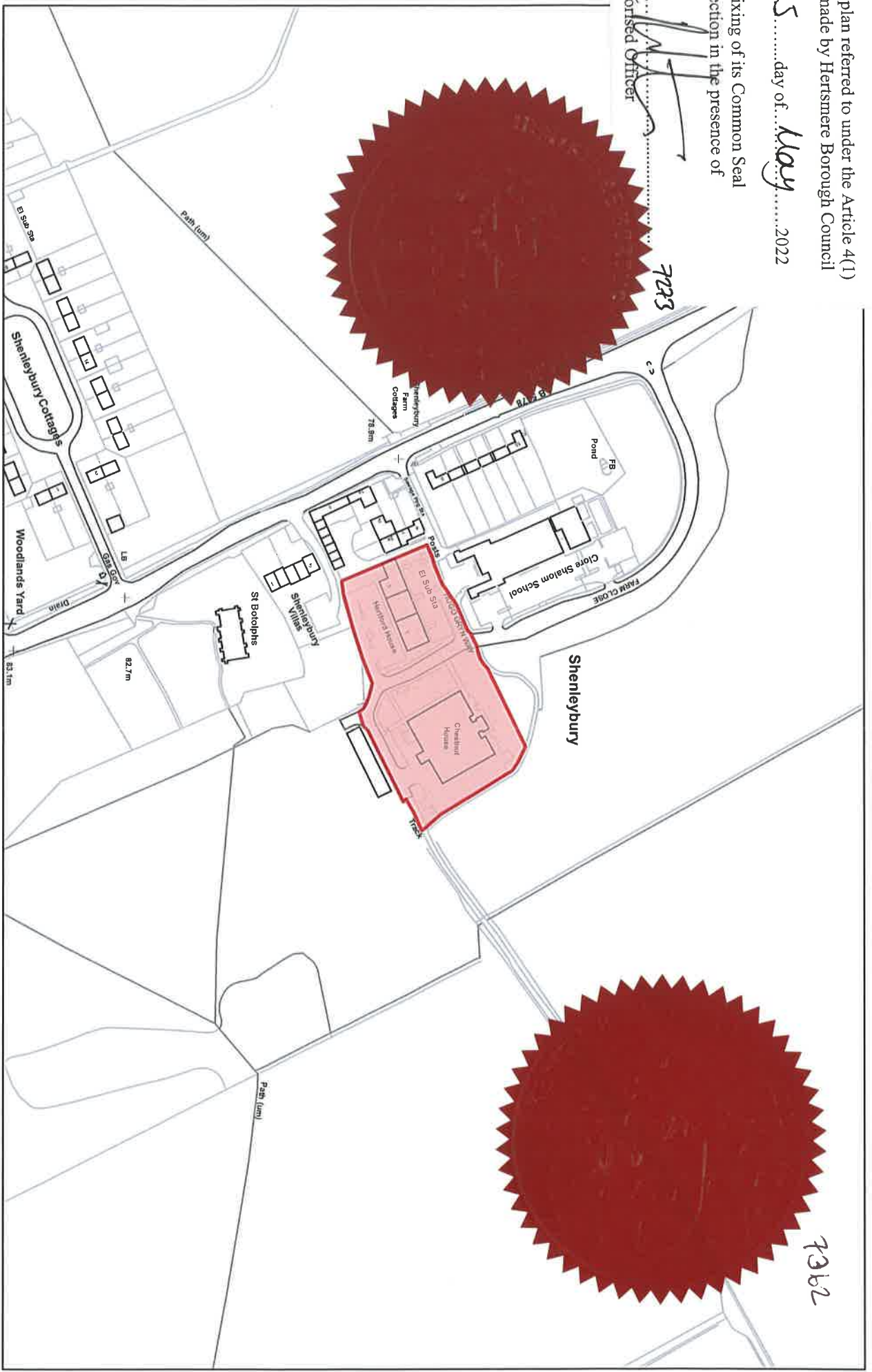


This is the plan referred to under the Article 4(1) Direction made by Hertsmere Borough Council

this ..... 25 ..... day of May ..... 2022

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Duly Authorised Officer



**Legend**  
 Area to which Article 4 direction applies  
 Hertsmere Borough Council Boundary

**Farm Close**



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