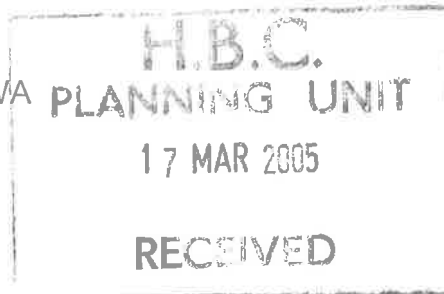




Mr R Grove  
Head of Planning, Transport and Building Control  
Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire WD6 1WA



15 March 2005

**Lindsay Speed**  
**Environment Group**

Government Office  
Eastbrook  
Shaftesbury Road  
Cambridge  
CB2 2DF

Tel: 01223 372 725

GTN: 3841 2725

Fax: 01234 372 862

Internet email:

lspeed.go-east@go-regions.gsi.gov.uk

Website: <http://www.go-east.gov.uk>

Our ref: E1/N1920/02/08/12

Your ref: DC5-17

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995  
DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES  
SPARROWS HERNE HALL, LITTLE BUSHEY LANE, BUSHEY,  
HERTFORDSHIRE**

I am directed by the First Secretary of State to refer to your letter of 27 September 2004 with which you enclosed a Direction made under Article 4(1) to which Article 5(4) applies, of the Town and Country Planning (General Permitted Development) Order 1995 restricting development within Class A of Part 31 of Schedule 2, in respect of Sparrows Herne Hall, Little Bushey Lane, Bushey, Hertfordshire.

The Secretary of State has carefully considered the Council's reasons for making the Direction against the policies set out in Appendix D to DOE Circular 9/95. He notes that the Council considers Sparrows Herne Hall is of considerable local interest, and is highly regarded for its contribution to the ambience of the adjacent area. He also notes that the Hall has many fine architectural features. The Council believes that modern inappropriate accretions are reversible and its conversion to apartments would ensure it continues to serve a useful purpose but remain a significant feature in the locality with which it has been associated for well over 200 years.

It is the policy of the Secretary of State to approve the withdrawal of permitted development rights that have been granted by Parliament only in exceptional circumstances but, on the basis of the evidence before him, he is satisfied that in this case such action is justified. Evidence has been provided of a real and specific threat to Sparrows Herne Hall, i.e. that a formal application has been submitted for

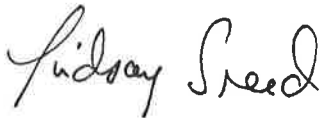


the demolition of the mansion and its replacement by a block of flats. The Secretary of State notes that the building was included in the first listing of historic buildings under the Town & Country Planning Act 1947, one of only six in the Bushey area. He also notes that whilst the Council is unable to ascertain the reason for its subsequent removal from the list at the time of the 1985 re-survey, it has been suggested that it was perhaps the result of alterations carried out by the County Council. Enquiries undertaken by the Secretary of State with the Department of Culture Media and Sport have proved inconclusive. However, he has been advised by English Heritage that the retention of Sparrows Herne Hall is worthwhile and that it could be restored without too much difficulty. He therefore agrees with the Council that the architectural and local historic interest of the building is such that the removal of permitted development rights in respect of Class A of Part 31 of Schedule 2 to the 1995 Order would, exceptionally, be justified.

For the reasons given above, the Secretary of State, in exercise of his power under Article 5(1) of the Town and Country Planning (General Permitted Development) Order 1995, hereby approves the Article 4 Direction. One copy of the Direction endorsed with his approval is returned herewith.

The Council's attention is drawn to the provisions of articles 5(10) to 5(15) of the 1995 Order relating to the service or publication of notice of the Direction.

Yours faithfully

A handwritten signature in cursive script that reads "Lindsay Speed".

**LINDSAY SPEED**  
**Head of Planning Casework**

Enc



TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES

SPARROWS HERNE, LITTLE BUSHEY LANE, BUSHEY, HERTS

WHEREAS the Council of the **Borough of Hertsmere** being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on land shown **edged in red** on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990,

AND WHEREAS the Council consider that development of the said description would constitute a threat to the amenities of their area and that the provisions of paragraph 4 and Article 5 of the Town and Country Planning (General Permitted Development) Order apply,

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below.

THIS DIRECTION is made under Article 4(1) of the said Order and in accordance with Article 5(4), shall remain in force until 27<sup>th</sup> **March 2005** (being six months from the date of this Direction) and shall then expire unless it has been approved by the Secretary of State for Transport Local Government and the Regions.

SCHEDULE 2

Part 31 Class A: Any building operation consisting of the demolition of a building.  
(Not being development comprised within any other Class.)

Given under the Common Seal of the Borough Council of Hertsmere this...27<sup>th</sup>...day of  
SEPTEMBER 2004. The Common Seal of the Council was affixed to this Direction in  
the presence of

Head of Legal Services

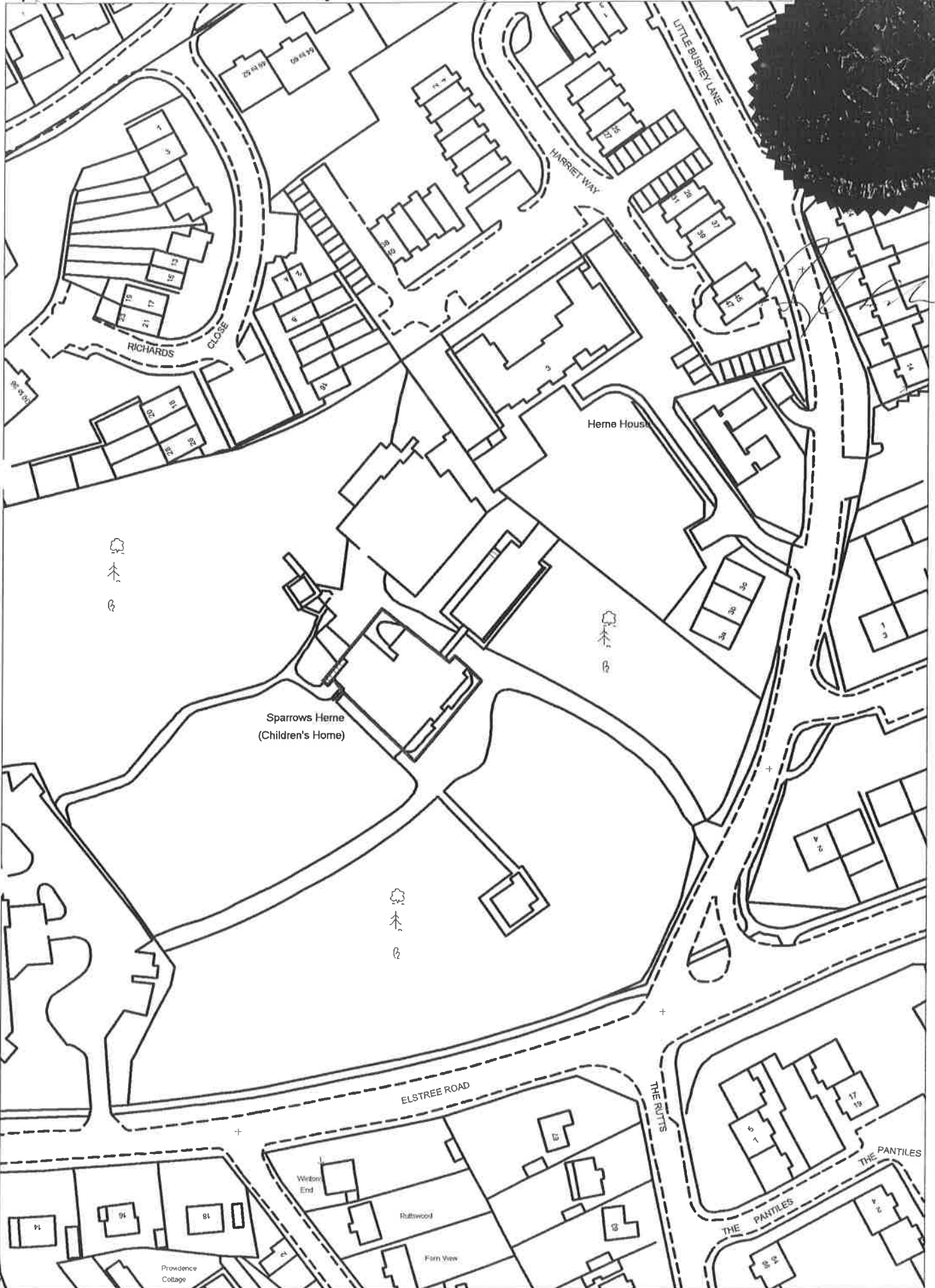


The First Secretary of State hereby approves  
the foregoing direction.

Signed by authority  
of the Secretary of State

L SPEED  
A Principal in the  
Government Office  
for the East of England

Sparrows Herne, Little Bushey Lane, Bushey Heath, Herts



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Hertsmere Borough Council. Licence No:LA078239



Scale: 1:1250  
Date: 20040915