



NOTICE TO OWNERS AND OCCUPIERS IN THE BISHOP'S STORTFORD CONSERVATION AREA IN EAST HERTS DISTRICT COUNCIL 15 November 2017

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

CONFIRMATION OF DIRECTION MADE UNDER ARTICLE 4(1)

WHEREAS EAST HERTS DISTRICT COUNCIL, being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015, is satisfied that it is expedient that development of the descriptions set out in Schedule One below should not be carried out on land within the **Bishop's Stortford Conservation Area within East Herts District Council** as shown on the deposited plans, unless 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 Town and Country Planning (General Permitted Development) Order 2015, hereby CONFIRM that the permission granted by Article 3 of the said order shall not apply to development on the said land of the descriptions set out in the Schedule below.

Notice of the proposed Direction was made on the 14 June 2017. Representations relating to the Direction were invited by the Council for a period of 28 days and closed on the 14 July 2017. Notice is hereby given that the Council has considered the representation received and has determined to confirm the Direction.

East Herts District Council (Bishop's Stortford Conservation Area)

Article 4(1) Direction 2017.

Town & Country Planning (General Permitted Development) (England) Order 2015: Classes of Permitted Development CONFIRMED to be withdrawn

SCHEDULE ONE

Permitted Development Rights Withdrawn

Schedule 2, Part 2. Minor operations

- Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Class B - The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- Class C - The painting of the exterior of any building or work.

Schedule 2, Part 11. Heritage and demolition

- Class B - Any building operation consisting of the demolition of a building.
- Class C - Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

Schedule 2, Part 14. Renewable energy

- Class A - The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—
- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.
- Class B - The installation, alteration or replacement of stand-alone solar equipment for microgeneration within the curtilage of a dwellinghouse or a block of flats.
- Class E - The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a dwellinghouse or a block of flats.
- Class F - The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a dwellinghouse or a block of flats.

- Class G - The installation, alteration or replacement of a microgeneration air source heat pump—
- (a) on a dwellinghouse or a block of flats; or
- (b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

- Class H - The installation, alteration or replacement of a microgeneration wind turbine on—
- (a) a detached dwellinghouse; or
- (b) a detached building situated within the curtilage of a dwellinghouse or a block of flats.

- Class I - The installation, alteration or replacement of a stand-alone wind turbine for microgeneration within the curtilage of a dwellinghouse or a block of flats.

- Class J - The installation, alteration or replacement of—

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

- Class K - The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a building other than a dwellinghouse or a block of flats.

- Class N - The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a building other than—
- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

- Class O - The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a building other than—
- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

STATEMENT OF EFFECT OF THE CONFIRMED ARTICLE 4(1) DIRECTION

The confirmed Article 4(1) direction has the effect of restricting development normally permitted by the above parts of the Town and Country Planning (General Permitted Development) Order 2015 and making it the subject of a specific planning application.

The development specifically restricted by the Direction is as set down in the above schedule, specifying the relevant classes of development. The Direction applies to the whole of the Bishop's Stortford Conservation Area.

A copy of the duly sealed Direction, statement of the effect of the Direction, and a plan of the area and properties included within the Direction may be inspected between the hours of 09.00 and 17.00, Monday to Friday, at the following address:

East Herts Council, Wallfields, Pegs Lane, Hertford, Herts SG13 8EQ.