

**[TOWN AND COUNTRY PLANNING ACT 1990**

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

**DIRECTION MADE UNDER ARTICLE 4(1) WITHOUT IMMEDIATE EFFECT TO  
WHICH ARTICLE 6 APPLIES**

WHEREAS North Hertfordshire District 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) (England) Order 2015 (the "Order") as amended, are satisfied that it is expedient that development of the description(s) set out in Schedule 1 below should not be carried out on the land listed in Schedule 2 below and, shown edged green and coloured blue on the attached plans, unless planning permission is granted on a application made under Part II of the Town and Country Planning Act 1990, as amended.

AND WHEREAS the Council consider that the development of the said descriptions would be prejudicial to the proper planning of the area, would constitute a threat to the amenities of their area.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Order as amended, hereby direct that the permission granted by Article 3 of the said Order shall not apply to development of the said land of the description(s) set out in Schedule 1 below, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

**Schedule 1**

**In respect of the Land described in Schedule 2**

The development referred to in Schedule 2 Part 3 Class O and PA to the said Order not being development comprised within any other class that is to say:

Class O – Development consisting of a change of use of a building and any land within its curtilage from Class B1(a) (offices excluding those in A2 use) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended ("the Use Classes Order"), to a use falling within Class C3 (dwellinghouses) of that Schedule, being comprised within Class O of part 3 of Schedule 2 of the Order.

Class PA - Development consisting of a change of use of a building and any land within its curtilage from Class B1(c) (light industry) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule, being comprised within Class PA of part 3 of Schedule 2 of the Order.

This does not affect development permitted by Schedule 2 Part 3 Class O or Class PA which is expressed to be subject to prior approval where, in relation to that development, the prior approval date occurs before the date on which the direction comes into effect and the development is completed within a period of three years starting with the prior approval date.

## **SCHEDULE 2**

AREA A – BE1: Bondor Business Centre, Baldock (as shown shaded blue on the attached plan)

AREA B – BE2: Royston Road, Baldock

AREA C – BA10: Royston Road, Baldock

AREA D – HE1: Wilbury Way, Hitchin

AREA E – HE2: Burymead Road, Hitchin

AREA F – HE3: Station Approach, Hitchin

AREA G – HE4: Land adjacent to Priory Park, Hitchin

AREA H – LE1: Works Road, Letchworth Garden City

AREA I – LE2: Blackhorse Road, Letchworth Garden City

AREA J – LE3: Icknield Way, Letchworth Garden City

AREA K – LE4: Spirella, Letchworth Garden City

AREA L – RE1: Orchard Road, Royston

AREA M – RY9: Land north of York Way, Royston

THIS DIRECTION is made under Article 4(1) of the said Order and shall come into effect on 20<sup>th</sup> June 2020 if confirmed.

Made under the Common Seal of North Hertfordshire District Council

This 10<sup>th</sup> day of JUNE the Common Seal of the Council was affixed to  
this Direction in the presence of:



Authorised Signatory



Confirmed under the Common Seal of North Hertfordshire District Council

This            day of            the Common Seal of the Council was affixed to  
this Direction in the presence of:

Authorised Signatory