

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

Modification of the Article 4 direction made by Welwyn Hatfield Borough Council on 1st February 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 13 of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the Direction made by Welwyn Hatfield Borough Council under Article 4 of the General Permitted Development Order on 1st February 2021 in respect of development consisting of the demolition of a building comprising premises in a use falling within offices, or research and development of products and processes or light industrial appropriate in a residential area or any combination of those uses, and its replacement with a purpose built block of flats or a purpose built detached dwellinghouse, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to sites in the borough of Welwyn Hatfield.

Direction

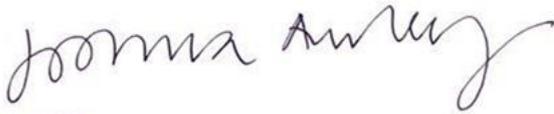
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the Second Schedule to that direction, comprising sites within the borough of Welwyn Hatfield, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined on the attached maps being:
 - Map 1: Locations in Welwyn Garden City Employment Area
 - Map 2: Locations in Hatfield Business Park, Beaconsfield Road and Great North Road, Hatfield
 - Map 3: Sopers Road, Cuffley
5. For the avoidance of doubt, this Article 4 Direction does not apply to any land outside the areas outlined.

Entry into force

6. This Direction comes into force in accordance with paragraph 18 of Schedule 3 of the General Permitted Development Order.

Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 18 October 2022

A handwritten signature in black ink, reading "Joanna Averley". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

Joanna Averley
Chief Planner

Map 1: Locations in Welwyn Garden City Employment Area

