

ARTICLE 4 DIRECTIONS

IN WOOD STREET

CONSERVATION AREA

ARTICLE 4 (I) DIRECTIONS IN WOOD STREET CONSERVATION AREA

Classes covered in areas defined by map B/1/69E under Schedule 1 of the 1963 GDO.

Class 1 - Development within the curtilage of a dwellinghouse.

1. The enlargement, improvement or other alteration of a dwellinghouse so long as the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 1,750 cubic feet or 1/10th whichever is the greater, subject to a maximum of 4,000 cubic feet; provided that the erection of a garage, stable, loosebox, or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for the purpose of this permission.
2. The erection, construction or placing and the maintenance improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, garage, stable, loosebox or coach house) required for a purpose incidental to the enjoyment of the dwellinghouse as such, including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

- Only to apply to land in front of the front wall of a dwellinghouse and within the curtilage thereof.

Class II - Sundry minor operations

2. The painting of the external walls of any building or work otherwise than for the purpose of advertisement, announcement or direction.

Approved 7 September 1970

ARTICLE 4 (I) DIRECTIONS IN WOOD STREET CONSERVATION AREA

Classes covered in areas defined by map B/1/69E under Schedule 1 of the 1973 GDO.

Class I - Development within the curtilage of a dwellinghouse.

2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:
 - a. the floor area does not exceed 2 square metres;
 - b. no part of the structure is more than 3 metres above the level of the ground;
 - c. no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

Class II - Sundry minor operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance improvement or other alteration of any gates, fences, walls or other means of enclosure so long as such improvement or alteration does not increase the height above the height appropriate for any new means of enclosure.
2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule 1 to the Town and Country Planning General Development Order 1973 (other than under Class II of the said General Development Order).

Approved 31 October 1974

ARTICLE 4 (I) DIRECTIONS IN WOOD STREET CONSERVATION AREA

Classes covered in areas defined by map B/1/69E under Schedule 1 of the 1977 GDO.

Class I - Development within the curtilage of a dwellinghouse.

1. The enlargement, improvement or other alteration of a dwellinghouse so long as:
 - a. the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or one-tenth whichever is the greater, subject to a maximum of 115 cubic metres.
 - b. the height of the building so enlarged, altered or improved does not exceed the height of the highest part of the roof of the original dwellinghouse;
 - c. no part of the building as so enlarged, altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;

Provided that the erection of a garage, stable loose-box or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission indicating the calculation of cubic content.

2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:
 - a. the floor area does not exceed 2 square metres;
 - b. no part of the structure is more than 3 metres above the level of the ground;
 - c. no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.
4. The construction within the curtilage of dwellinghouse of a hard standing for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such.
5. The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating so long as:
 - a. the capacity of the tank does not exceed 3,500 litres;
 - b. no part of the tank is more than 3 metres above the level of the ground;
 - c. no part of the tank projects beyond the forward most part of any wall of the original dwellinghouse which fronts on a highway.

Class II - Sundry minor operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance improvement or other alteration of any gates, fences, walls or other means of enclosure so long as such improvement or alteration does not increase the height above the height appropriate for any new means of enclosure.
2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule 1 to this Order (other than this class).
3. The painting of the external walls of any building or work otherwise than for the purpose of advertisement, announcement or direction.

Approved 13 January 1981

WOOD STREET CONSERVATION AREA

As a result of the Chipping Barnet Area Environment Sub-Committee on the 7th June 2007 the following changes were made to the Conservation Area and article 4 boundary. No changes were made to the content of the Article 4 (1) Direction and therefore also attached is the updated version of the **Town and Country Planning (General Permitted Development) Order 1995** which applies.

The following buildings are now **locally listed** :

- The Old Library, no. 2 Church Passage, EN5 4QS
- The Post Office, no. 63 - 65 High Street, EN5 5UU
- 85 High Street, EN5 5UY
- United Reformed Church, Wood Street, EN5 4BU
- Nos. 1 and 2 Blenheim Road, EN5 4NF

The following buildings are now **included** in the conservation area:

- Nos. 87 - 97 (odd) High Street.

Article 4 Directions must now be removed from the following buildings:

- **Nos. Nos. 2 to 30 (even) West End Lane**
- **The Croft Blenheim Road**
- **Nos. 6 and 8 Queens Road**

Article 4 (1) Direction of the Town and Country Planning (General Permitted Development) Order 1995

SCHEDULE 2

Article 3

PART 1

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class A

Permitted development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse—

(i) in the case of a terrace house or in the case of a dwellinghouse on article 1(5) land, by more than 50 cubic metres or 10 %, whichever is the greater,

(ii) in any other case, by more than 70 cubic metres or 15%, whichever is the greater,

(iii) in any case, by more than 115 cubic metres;

(b) the part of the building enlarged, improved or altered would exceed in height the highest part of the roof of the original dwellinghouse;

(c) the part of the building enlarged, improved or altered would be nearer to any highway which bounds the curtilage of the dwellinghouse than—

(i) the part of the original dwellinghouse nearest to that highway, or

(ii) any point 20 metres from that highway, whichever is nearer to the highway;

(d) in the case of development other than the insertion, enlargement, improvement or other alteration of a window in an existing wall of a dwellinghouse, the part of the building enlarged, improved or altered would be within 2 metres of the boundary of the curtilage of the dwellinghouse and would exceed 4 metres in height;

(e) the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(f) it would consist of or include the installation, alteration or replacement of a satellite antenna;

(g) it would consist of or include the erection of a building within the curtilage of a listed building; or

(h) it would consist of or include an alteration to any part of the roof.

A.2 In the case of a dwellinghouse on any article 1(5) land, development is not permitted by Class A if it would consist of or include the cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles.

Interpretation of Class A

A.3 For the purposes of Class A—

(a) the erection within the curtilage of a dwellinghouse of any building with a cubic content greater than 10 cubic metres shall be treated as the

enlargement of the dwellinghouse for all purposes (including calculating cubic content) where—

- (i) the dwellinghouse is on article 1(5) land, or
 - (ii) in any other case, any part of that building would be within 5 metres of any part of the dwellinghouse;
- (b) where any part of the dwellinghouse would be within 5 metres of an existing building within the same curtilage, that building shall be treated as forming part of the resulting building for the purpose of calculating the cubic content.

Class B

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway;
- (c) it would increase the cubic content of the dwellinghouse by more than 40 cubic metres, in the case of a terrace house, or 50 cubic metres in any other case;
- (d) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse—
 - (i) in the case of a terrace house by more than 50 cubic metres or 10%, whichever is the greater,
 - (ii) in any other case, by more than 70 cubic metres or 15%, whichever is the greater, or
 - (iii) in any case, by more than 115 cubic metres; or
- (e) the dwellinghouse is on article 1(5) land.

Class C

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if it would result in a material alteration to the shape of the dwellinghouse.

Class D

Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D if—

- (a) the ground area (measured externally) of the structure would exceed 3 square metres;
- (b) any part of the structure would be more than 3 metres above ground level; or
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Class E

Permitted development

E. The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Development not permitted

E.1 Development is not permitted by Class E if—

- (a) it relates to a dwelling or a satellite antenna;
- (b) any part of the building or enclosure to be constructed or provided would be nearer to any highway which bounds the curtilage than—
 - (i) the part of the original dwellinghouse nearest to that highway, or
 - (ii) any point 20 metres from that highway, whichever is nearer to the highway;
- (c) where the building to be constructed or provided would have a cubic content greater than 10 cubic metres, any part of it would be within 5 metres of any part of the dwellinghouse;
- (d) the height of that building or enclosure would exceed—
 - (i) 4 metres, in the case of a building with a ridged roof; or
 - (ii) 3 metres, in any other case;
- (e) the total area of ground covered by buildings or enclosures within the curtilage (other than the original dwellinghouse) would exceed

50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); or

(f) in the case of any article 1(5) land or land within the curtilage of a listed building, it would consist of the provision, alteration or improvement of a building with a cubic content greater than 10 cubic metres.

Interpretation of Class E

E.2 For the purposes of Class E—
"purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

Class F

Permitted development

F. The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such.

Class G

Permitted development

G. The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating.

Development not permitted

G.1 Development is not permitted by Class G if—

- (a) the capacity of the container would exceed 3,500 litres;
- (b) any part of the container would be more than 3 metres above ground level; or
- (c) any part of the container would be nearer to any highway which bounds the curtilage than—
 - (i) the part of the original building nearest to that highway, or
 - (ii) any point 20 metres from that highway, whichever is nearer to the highway.

Class H

Permitted development

H. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Development not permitted

H.1 Development is not permitted by Class H if—

- (a) the size of the antenna (excluding any projecting feed element, reinforcing rim, mountings and brackets) when measured in any dimension would exceed—
 - (i) 45 centimetres in the case of an antenna to be installed on a chimney;
 - (ii) 90 centimetres in the case of an antenna to be installed on or within the curtilage of a dwellinghouse on article 1(4) land other than on a chimney;
 - (iii) 70 centimetres in any other case;
- (b) the highest part of an antenna to be installed on a roof or a chimney would, when installed, exceed in height—
 - (i) in the case of an antenna to be installed on a roof, the highest part of the roof;
 - (ii) in the case of an antenna to be installed on a chimney, the highest part of the chimney;
- (c) there is any other satellite antenna on the dwellinghouse or within its curtilage;
- (d) in the case of article 1(5) land, it would consist of the installation of an antenna—
 - (i) on a chimney;
 - (ii) on a building which exceeds 15 metres in height;
 - (iii) on a wall or roof slope which fronts a waterway in the Broads or a highway elsewhere.

Conditions

H.2 Development is permitted by Class H subject to the following conditions—

- (a) an antenna installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;
- (b) an antenna no longer needed for the reception or transmission of microwave radio energy shall be removed as soon as reasonably practicable.

Interpretation of Part 1

- I.** For the purposes of Part 1—
 - "resulting building" means the dwellinghouse as enlarged, improved or altered, taking into account any enlargement, improvement or alteration to the original dwellinghouse, whether permitted by this Part or not; and

"terrace house" means a dwellinghouse situated in a row of three or more dwellinghouses used or designed for use as single dwellings, where—

- (a) it shares a party wall with, or has a main wall adjoining the main wall of, the dwellinghouse on either side; or
- (b) if it is at the end of a row, it shares a party wall with or has a main wall adjoining the main wall of a dwellinghouse which fulfils the requirements of sub-paragraph (a) above.

PART 2

MINOR OPERATIONS

Class A

Permitted development

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level;
- (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level;
- (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or
- (d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

Class B

Permitted development

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 this Schedule (other than by Class A of this Part).

Class C

Permitted development

C. The painting of the exterior of any building or work.

Development not permitted

C.1 Development is not permitted by Class C where the painting is for the purpose of advertisement, announcement or direction.

Interpretation of Class C

C.2 In Class C, "painting" includes any application of colour.