



**NOTICE OF THE MODIFICATION OF ARTICLE 4(1) DIRECTION RELATING TO  
DEMOLITION OF OFFICES, RESEARCH AND DEVELOPMENT OR LIGHT  
INDUSTRIAL USES AND REPLACEMENT WITH DWELLINGHOUSES  
(CLASS ZA)**

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

NOTICE IS HEREBY GIVEN by the Borough of Broxbourne, being the appropriate local planning authority, that the Secretary of State has modified a direction made by the Borough of Broxbourne under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the GPDO”).

The modified Article 4 direction (“the Modified Direction”) applies to selected areas within the Borough and came into force on 4 July 2023. It modifies an Article 4(1) direction originally made by the Borough of Broxbourne on 26 March 2021 for various employment sites within the borough and confirmed by the Council on 11 April 2022.

The Modified Direction applies to development as described in the following class of permitted development rights in the GPDO: Class ZA in Part 3 of Schedule 2 to the GPDO, namely development consisting of a the demolition of a detached building which was in use as an office, research and development or light industrial use, or combination of these uses, on 12 March 2020, and its replacement with a purpose built block of flats or a purpose built detached dwellinghouse, with a use falling within Class C3 (dwellings) of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987.

The effect of the Modified Direction is that the permission granted by Article 3 of the GPDO will not apply to the above type of development within the areas identified in the Modified Direction. In the affected areas this type of development will require an application for planning permission to be made to the Borough of Broxbourne.

A copy of the Article 4 Direction, the direction from the Secretary of State modifying the Article 4 Direction, and maps defining areas to which the Article 4 Direction as now modified applies, can be viewed online at

<https://www.broxbourne.gov.uk/planning/planning-information-advice-guidance/4>

Alternatively, copies can be requested by emailing [planningpolicy@broxbourne.gov.uk](mailto:planningpolicy@broxbourne.gov.uk), calling the Council on 01992 785555 or by writing to Planning Policy Team, Broxbourne Borough Council, Bishops’ College, Churchgate, Cheshunt, EN8 9XQ.

Dr Alison Knight – Director of Place

Dated 5 July 2023