



## Department for Communities and Local Government

Mr Martin Wells  
Senior Planning Officer  
Economic & Sustainable Development  
Three Rivers District Council  
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**Our ref:** NPCU/A4D/P1940/76911,  
NPCU/A4D/P1940/76913,  
NPCU/A4D/P1940/76914  
**Date:** 22 August 2016

Dear Mr Wells

### **The Town and Country Planning (General Permitted Development) (England) Order 2015**

#### **Article 4(1) Directions without immediate effect relating to office to residential change of use at Croxley Green Business Park, Watford; Tolpits Lane Employment Area; and Maple Cross/Maple Lodge Employment Area**

I refer to your email of 5 August notifying the Secretary of State about the article 4 Directions made on 5 August 2016 in respect of Croxley Green Business Park, Watford; Tolpits Lane Employment Area; and Maple Cross/Maple Lodge Employment Area. If confirmed, the Directions would withdraw permitted development rights for buildings and any land within its curtilage which fall within Class B1(a) use of the Schedule of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, to convert to Class C3 use of that Schedule being development comprised within Class O of Part 3 of Schedule 2 to the said Order and not being development comprised with any other Class.

The Government has run a national exemption scheme for this permitted development right. The outcome was the designation of land areas at article 1(6)(A) of the 1995 Order which are exempt from the permitted development right granted by Class J of Part 3 in Schedule 2 to the 1995 Order.

The Secretary of State is considering whether there is cause for him to use his powers of intervention under article Schedule J, Paragraph 1(13) of the 2015 Order. The Secretary of State will consider whether the Directions fulfil national policy set out in Paragraph 200 of the National Planning Policy Framework<sup>1</sup> on the use of article 4 directions, and whether it is in accordance with guidance on the use of article 4 directions as set out in National Planning Practice Guidance<sup>2</sup>.

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> Planning Practice Guidance - Paragraph: 038Reference ID: 13-038-20140306

The Secretary of State is grateful to the Council for the material already provided about its decision to make these Directions, and now invites the Council to submit any further evidence it considers relevant to support and justify the making of the Directions, in particular evidence about how it accords with the National Planning Policy Framework and Departmental guidance.

I would request that this evidence be submitted to the National Planning Casework Unit at the below address by 7 September.

If you have any questions about how this evidence should be submitted then please contact me.

Yours sincerely

*Jeremy Donovan*

Jeremy Donovan  
Planning Casework Officer