

## ARTICLE 4 (I) DIRECTIONS IN TOTTERIDGE CONSERVATION AREA

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

Class I – 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 one-tenth whichever is the greater, subject to a maximum of 4,000 cubic feet; provided that the erection of a garage, stable, loosebox, or coach close up 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 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 dwellinghouses.

- To apply only to land in front of the front main 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 advertisements, announcement or direction.

Made 7 September 1970

Approved 5 July 1972



#### ARTICLE 4 (I) DIRECTIONS IN TOTTERIDGE CONSERVATION AREA

Classes covered in areas defined by map B/1/69D/1 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 as 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 contents.

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 and 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 27 April 1979





#### ARTICLE 4 (I) DIRECTIONS IN TOTTERIDGE CONSERVATION AREA

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

Class I - Development within the curtilage of the 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.
4. The construction within the curtilage of a 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 and 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).

Approved 31 October 1974





## **TOTTERIDGE CONSERVATION AREA: ARTICLE 4 (2) DIRECTION ACCOMPANYING MAP**

The relevant areas are outlined in the updated map

These are: 17 to 27 (odd) Totteridge Village (6 properties and their plots).

The map also indicates the already existing Article 4 (1) Direction Area. At the time of the approval of this Direction, 2 properties were removed from the existing Article 4 (1) Area which are:

Red Lodge, The Close

Lyndeth, The Close

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### **Classes are covered under Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995**

#### **The relevant part of the order reads as follows:**

The development referred to in paragraph (2) is development described in—

- (a) Class A of Part 1 of Schedule 2, consisting of the enlargement, improvement or other alteration of a dwellinghouse, where any part of the enlargement, improvement or alteration would front a relevant location;
- (b) Class C of Part 1 of that Schedule, where the alteration would be to a roof slope which fronts a relevant location;
- (c) Class D of Part 1 of that Schedule, where the external door in question fronts a relevant location;
- (d) Class E of Part 1 of that Schedule, where the building or enclosure, swimming or other pool to be provided would front a relevant location, or where the part of the building or enclosure maintained, improved or altered would front a relevant location;
- (e) Class F of Part 1 of that Schedule, where the hard surface would front a relevant location;
- (f) Class H of Part 1 of that Schedule, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location;
- (g) Part 1 of that Schedule, consisting of the erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse;

(h) Class A of Part 2 of that Schedule, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location;

(i) Class C of Part 2 of that Schedule, consisting of the painting of the exterior of any part, which fronts a relevant location, of—

(i) a dwellinghouse; or

(ii) any building or enclosure within the curtilage of a dwellinghouse;

(j) Class B of Part 31 of that Schedule, where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location.

(6) In this article and in articles 5 and 6—  
"appropriate local planning authority" means—

(a) in relation to a conservation area in a non-metropolitan county, the county planning authority or the district planning authority; and

(b) in relation to any other area, the local planning authority whose function it would be to determine an application for planning permission for the development to which the direction relates or is proposed to relate;

**"relevant location" means a highway, waterway or open space.**



NOTES:

Key:

Boundary of Conservation Area

Suggested Amendments to the

Boundary of Conservation Area

Statutory Listed Buildings

Locally Listed Buildings

Proposed Locally Listed Buildings

Positive buildings

Glimpsed Views

Direct Views

Focal Points

Areas Subject to

Article 4 Directions

Proposed Areas Subject to

Article 4 Directions

Proposed Areas to be removed from

Article 4 Directions

Revision

and Date

Description

Initial

DEVELOPMENT PLAN SECTION

SCHEME: Planning (Listed Buildings & Conservation Areas) Act 1990.

TITLE: TOTTERIDGE CONSERVATION AREA CHARACTER APPRAISAL MAP

Scales: Not to Scale

Drawn: JC

Checked: AJP

Date: 15.11.07

DRAWING NO: 23832

As per Plan / As per Plan







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

**DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES**

**WHEREAS** the London Borough of Barnet being the appropriate planning authority within the meaning of Article 4(5) of the General Permitted Development Order, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged in red on the attached plan ("the Area"), unless planning permission is granted on an application made under part III of the Town and Country Planning Act 1990 as amended

**NOW THEREFORE** the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 hereby direct that the permission granted by Article 3 of the General Permitted Development Order shall not apply to development on the said land of the description set out in the Schedule below.

**SCHEDULE**

The change of use from buildings used as dwelling houses (Use Class C3) to buildings used as small scale houses in multiple occupation (Use Class C4) being development comprised within Class L(b) of Part 3 (Changes of Use) of Schedule 2 to the said Order and not being development comprised within any other Class

This Direction shall come into effect in relation to the Area on 29<sup>th</sup> May 2016

**Made under the Common Seal of  
The London Borough of Barnet**

This 28<sup>th</sup> day of May 2015

**The Common seal of the Council was affixed to this Direction in the presence of**

**Andrew Charlwood**

**Kate Kennally**

**Confirmed under the Common Seal of  
The London Borough of Barnet**

This 28<sup>th</sup> day of May 2016

**The Common seal of the Council was affixed to this Direction in the presence of**

Andrew Charlwood  
HEAD OF GOVERNANCE ANDREW CHARLWOOD.

Davina Fiore  
Assurance Director DAVINA FIORE.



