BOROUGH OF BROXBOURNE
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NOTICE OF NON-IMMEDIATE ARTICLE 4 DIRECTION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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

NOTICE is hereby given that Broxbourne Borough Council has made a non-immediate Article 4 Direction on 12 November 2026, under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), as amended.

The Direction applies to development within specified areas, consisting of the following:

- A change of use from a dwellinghouse (Class C3) to a house in multiple occupation (Class C4), being development comprised within Class L(b) of Part 3 of Schedule 2 of the GPDO.

The Article 4 Direction removes permitted development rights for these types of development from the date on which it comes into force. Planning permission will therefore be required for the same once the Direction is in force.

The Article 4 Direction applies to the following areas:

- Stoneleigh Close and Ruthven Avenue, Waltham Cross
- Lammasmead

A complete copy of the Article 4 Direction and of the map defining the land to which the direction relates may be viewed on the Council's planning website at:
https://www.broxbourne.gov.uk/article4

Representations may be made concerning this Article 4 Direction to the local planning authority from 12 November to 24 December 2026, by writing to Planning Policy Team, Broxbourne Borough Council, Bishops' College, Churchgate, Cheshunt, EN8 9XQ, and must arrive by 5pm on 24 December 2026. Alternatively, representations can be sent by email to planningpolicy@broxbourne.gov.uk.

The Non-immediate Direction will come into force, subject to confirmation by the Council, on 12 November 2027.

Ganesh Gnanamoorthy

Service Director (Planning and Place)

Broxbourne Borough Council