

2008 No. 2362

TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (General Permitted Development) (Amendment)
(No. 2) (England) Order 2008

Came into force 1st October 2008

Interpretation as agreed by District and Borough Councils of Hertfordshire



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Class A

A1(a) Original dwelling house	1.7.1948
A1(b) Existing	As exists at present
A1(c) Eaves	Where soffit hits the wall
A1(c) Of the part of the dwellinghouse	Eaves of existing dwellinghouse
A1(c) Flat roof/ parapet roof	Gutter position is the eaves
A1(d) Principal elevation	The elevation which has the principal architectural features (ie, main windows) public features and hence need to protect streetscene.
A1(e) What is the rear wall?	Facing down main private area. 3/4m from corresponding part of rear wall of existing dwelling. (could be staggered)
A1(e) Enlarged part	To be 3m in total for ground and first floor extension. Application for 4 metre single storey and 3m first floor would require permission.
A1(e) Enlarged part	3m first floor built subsequent to ground floor may not require planning permission.
A1(f) Boundary	Nearest point
A1(f) Opposite	Nearest point
A1(h)	Width of original dwelling including eaves and guttering.
A(l)(i)	Balcony does not include Juliettes
A2 (a)	The development is the cladding etc of the dwelling not the enlarged part i.e. extension
Conditions	
A3 (a)	Breach of condition (no right of appeal) – go with wording until appeals come in. Enforcement action may be necessary dependent on extent of the breach.
A3 (a) Definition of conservatory	Greenhouse
A3 (b) 2 storey ext – windows must be obscure glazed and non-opening etc	Purpose made obscure glazed - put in BSI equivalent. Breach of condition
A3 (c)	Flat roof - existing dwellinghouse for original

Class B

B1 (a)	Cubic content of the roof space of the original dwellinghouse.
B1 (b)	
B1 (c)	Referring to original roof space
Conditions	
B2 (a)	Must be similar materials, e.g. felt on tiled roof not PD
B2 (b)	Practicable = construction (request

	advice from BC) 20cm back from wallplate
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Class C

C1 (a)	Carry through from before extg/orig
C1 (b) & (c)	Carry through from before extg/orig

Class D – No comment

Class E

E1 (b)	Not fronting highway is not mentioned
E1 (d) (ii)	The height of the building - agreed

Class F

Conditions	
F1 (a)	Difficulty of enforcing!
F1 (b)	Could be done Incrementally

Class G

G1 (a)	The roof where chimney is to be installed.
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Class H

H2 (b)	Unenforceable
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Version: July 2009