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EPSOM AND EWELL BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
GENERAL PERMITTED DEVELOPMENT ORDER 1995

DIRECTION UNDER ARTICLE 4(2) OF THE GENERAL PERMITTED DEVELOPMENT ORDER 1995 RESTRICTING PERMITTED DEVELOPMENT : EWELL VILLAGE CONSERVATION AREA

RECITALS

1. Epsom and Ewell Borough Council ("the Authority") is the local planning authority in respect of the area of land specified in this Direction.
2. The Authority is satisfied that it is expedient that the development described in Schedule 2 to the General Permitted Development Order 1995 ("the Order") and specified in this Direction should not be carried out unless permission is granted for it on an application.

NOW THEREFORE the Authority in pursuance of article 4(2) of the Order and all other powers thereby enabling

DIRECTS THAT

1. The permission granted by article 3 of the order shall not apply to development specified in the First Schedule to this Direction in the area specified in the Second Schedule to this Direction ("the Land");
2. Pursuant to article 5(4) of the Order, this Direction does not require the approval of the Secretary of State because it relates only to development permitted by Parts 1 to 4 and Part 31 of Schedule 2 to the Order and the authority consider that the development would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. The Direction shall expire at the end of six months from the date upon which it is made unless confirmed by the Authority. The Direction shall, in accordance with article 5(10) of the order, come into force in respect of any part of the Land on the date on which notice of the making of the Direction is served on the occupier of that part of the Land or, if there is no occupier, the owner. If the Authority consider that individual service on the owners or occupiers of the Land is impracticable because the number of them makes such service impracticable or because it is difficult to identify or locate one or more of them, the Authority shall publish a notice of making of the Direction in a newspaper circulating in the locality in which the Land is situated and, in accordance with article 5(15) of the Order, the Direction shall come into effect on the date on which the notice is first published.

FIRST SCHEDULE

- a. Class A of Part 1 of Schedule 2 consisting of the enlargement, improvement or other alteration of a dwelling house where any part of the enlargement, improvement or alteration would front a highway, private road or open space. GPDO Article 4 Para 5(a).

- b. Class C of Part 1 of Schedule 2 where the alteration would be to a roof slope which fronts a highway, private road or open space. GPDO Article 4 Para 5(b).
- c. Class D of Part 1 of Schedule 2 for porches where the external door fronts a highway, private road or open space. GPDO Article 4 Para 5(c).
- d. Class F of Part 1 of Schedule 2 consisting of the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house. GPDO Article 4 Para 5(c).
- e. Class A of Part 2 of Schedule 2 consisting of the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure fronting a private road, highway or open space. GPDO Article 4 Para 5(h).
- f. Class B of Part 31 of Schedule 2 consisting of any building operation comprising demolition of the whole or any part of any gate, fence, wall or other enclosure fronting a private road, highway or open space. GPDO Article 4 Para 5(j).

SECOND SCHEDULE

Ewell Village Conservation Area No. 3 as shown edged red on the plan annexed hereto.

GIVEN UNDER THE COMMON SEAL
of Epsom and Ewell Borough Council
this third day of February 2000

Mayor

Town Clerk and Chief Executive



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EWELL VILLAGE CONSERVATION AREA

- Solid Wall
- Submerged/Underground
- Submerged/Underground
- Submerged/Underground
- Submerged/Underground
- Submerged/Underground
- Submerged/Underground
- Submerged/Underground
- Submerged/Underground
- Submerged/Underground



1978
 May
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 Chief Executive



