

NOTICE OF MAKING FOR A NON-IMMEDIATE ARTICLE 4 DIRECTION

THE LONDON BOROUGH OF REDBRIDGE **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)** **TOWN AND COUNTRY PLANNING (GENERAL PERMITTED** **DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

THE HAINAULT BUSINESS PARK ARTICLE 4(1) DIRECTION 2020

THE LONDON BOROUGH OF REDBRIDGE ("the Council") HEREBY GIVES NOTICE that the Council being the appropriate Local Planning Authority has made a direction pursuant to Article 4(1) of the Town & Country Planning General Permitted Development (England) Order 2015 ("the Order"), the Hainault Business Park Article 4(1) Direction 2020 ('The 2020 Article 4 Direction') which affects land within the London Borough of Redbridge, and which restricts the type(s) of development that may be undertaken without applying for and being granted planning permission.

The 2020 Article 4 Direction applies to development consisting of the following permitted development rights:

1. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices), to a use falling within Class C3 (dwellinghouses), being development comprised within Class O of Part 3 of Schedule 2 to the Order, and not being development comprised within any other Class.
2. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B8 (storage or distribution centre) to a use falling within Class C3 (dwellinghouses), being development comprised within Class P of Part 3 of Schedule 2 to the Order, and not being development comprised within any other Class.
3. Demolition of buildings comprising: a) premises established for office use falling within Class B1(a) of Schedule 2 to the Order; b) premises established for research and development, falling within Class B1(b) of Schedule 2 to the Order; or c) premises established for an industrial process, falling within Class B1(c) of Schedule 2 to the Order, (or combination of them), and replacement of such building(s) by any single detached purpose-built blocks of flats, or purpose-built detached dwellinghouses, being development to comprise within Class ZA of Part 20 of Schedule 2 to the Order, and not being development comprised within any other Class.

The 2020 Article 4 Direction applies to Hainault Business Park, within the London Borough of Redbridge ('the Area').

The effect of the 2020 Article 4(1) Direction is that permission granted by *article 3* of the Order shall not apply to such development and such development shall not be carried out in respect of land within the Area unless planning permission is granted by the Authority on an application made to them under Part III of the Town and Country Planning Act 1990, as amended.

The 2020 Article 4(1) Direction was made on **9 December 2020**.

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.redbridge.gov.uk/planning-and-building/planning-policy/planning-policy-consultations/>.

Representations may be made concerning this Article 4(1) Direction to the local planning authority from 18 January 2021 to 1 March 2021, by writing to Planning Policy Team, Front Office, Floor 11, 255-259 Lynton House, High Road, Ilford, Essex, IG1 1NY, and must arrive by 1 March 2021. Alternatively, representations can be sent by email to dpd@redbridge.gov.uk. You can also complete a consultation survey on the Redbridge Consultation Hub at: <https://engagement.redbridge.gov.uk/>.

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This Article 4(1) Direction if subsequently confirmed by the Council shall come into force on 18 January 2022 (unless a different date is specified by the Secretary of State) subject to the consideration of any representations received during the consultation period.

Signed:

A handwritten signature in dark ink, appearing to read 'Brett Leahy', written over a light blue horizontal line.

Brett Leahy
Head of Planning & Building Control
3 December 2020

NON-IMMEDIATE ARTICLE 4 DIRECTION

THE LONDON BOROUGH OF REDBRIDGE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

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

THE HAINAULT BUSINESS PARK ARTICLE 4 DIRECTION 2020

WHEREAS the London Borough of Redbridge ('the Council') being the appropriate local planning authority within the meaning of Article 4(4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the Order') is satisfied that it is expedient that the development of the description(s) set out in the Schedule below should not be carried out on the land within the area shown edged in red on the attached plan, unless planning permission is granted for it on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the Council in pursuance of the power conferred on them by Article 4(1) of the Order hereby directs that the permission granted by article 3 of the said Order shall not apply to development of the description(s) set out in the Schedule below in respect of the land within the area shown edged in red (for identification purposes only) on the plan annexed hereto unless planning permission is granted on an application made under Part III of the Town & Country Planning Act 1990 (as amended).

SCHEDULE

The permitted development rights to be withdrawn from the Land are as follows:

1. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices), to a use falling within Class C3 (dwellinghouses), being development comprised within Class O of Part 3 of Schedule 2 to the Order, and not being development comprised within any other Class.
2. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B8 (storage or distribution centre) to a use falling within Class C3 (dwellinghouses), being development comprised within Class P of Part 3 of Schedule 2 to the Order, and not being development comprised within any other Class.
3. Demolition of buildings comprising: a) premises established for office use falling within Class B1(a) of Schedule 2 to the Order; b) premises established for research and development, falling within Class B1(b) of Schedule 2 to the Order; or c) premises established for an industrial process, falling within Class B1(c) of Schedule 2 to the Order, (or combination of them), and replacement of such building(s) by any single detached purpose-built blocks of flats, or purpose-built detached dwellinghouses, being development to comprise within Class ZA of Part 20 of Schedule 2 to the Order, and not being development comprised within any other Class.

MADE under the COMMON SEAL OF)
THE MAYOR AND BURGESSES OF)
THE LONDON BOROUGH OF REDBRIDGE)

This day of 9/12/20
in the presence of

~~RAVINDER SINGH JAGHAR CHIEF LEGAL OFFICER~~

~~FOR & ON BEHALF OF FIONA ALDERMAN,~~
Interim Operational Director Assurance

P. Sandhu
RAVINDER SANDHU



NON-IMMEDIATE ARTICLE 4 DIRECTION

CONFIRMED under the COMMON SEAL OF)
THE MAYOR AND BURGESSES OF)
THE LONDON BOROUGH OF REDBRIDGE)

This day of) in the presence of)

P. Sanchez



Legend

 Extent of Hainault Business Park

