



Article 4 Direction: Protected Shopping Frontages

No.	Title
Appendix A	Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015 and maps of shopping frontages to be subject to proposed Article 4 Direction
Appendix B	Consultation notification letters, site notice and newspaper advert
Appendix C	Equalities analysis (available on the council's website - http://www.southwark.gov.uk/info/856/planning_policy/3289/article_4_directions)



Planning Policy

Direct Line: 020 7525 5471

11 November 2015

Dear Sir/Madam

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

NOTICE OF ARTICLE 4 DIRECTION – EXTENSION TO CONSULTATION

We are writing to notify you that we are extending the consultation dates with regard to the above Article 4 Direction to 23 December 2015. If you previously replied using email please note the email address at the bottom of this letter has been corrected.

At the Planning Committee meeting held on 8 September 2015 the Council made an immediate Article 4 Direction removing certain “permitted development” rights under article 4 (1) of the Town and Country Planning (General Permitted Development) Order 2015.

What does this mean?

Article 4 Directions relate to town planning legislation. Most kinds of development or changes in use of buildings require permission. However, certain types of development are permitted and do not require permission. The Town and Country Planning (General Permitted Development) Order 2015 allows a change of use to take place from a retail shop (Class A1 of the Town and Country Planning Use Classes Order) to a shop unit which provides professional and financial services (Class A2) such as a bank, building society, estate agent or employment agency, without the need to apply for planning permission. When an Article 4 Direction is introduced, permitted development rights are removed and a planning application will then be required if the owner/occupier or a developer wishes to propose a change of use. Any planning application would then be assessed against the council’s Local Plan policies.

This letter is confirming that certain permitted development rights have been removed in the town centre protected shopping frontages in Peckham, Walworth Road, Camberwell and Lordship Lane in the London Borough of Southwark. Specifically, a change of use from retail (Class A1) to financial and professional services (Class A2) now requires planning permission, on the areas shown on the accompanying map.

Please note that it is only commercial premises that would be affected by this Article 4 Direction. The permitted development rights of residential houses or flats are not affected by this Article 4 Direction.

Where can I see the Article 4 Direction and maps

The Article 4 Direction is available on our website:

http://www.southwark.gov.uk/info/856/planning_policy/3289/article_4_directions

It can also be viewed by appointment at the council offices at 160 Tooley Street, London SE1 2QH, between the following hours: 9am – 4.30pm Monday to Friday. Telephone 0207 525 5471.

How can I comment?

Representations concerning the Article 4 Direction can be made between 24 September 2015 and 23 December 2015.

You can comment by e-mail to planningpolicy@southwark.gov.uk or send comments to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX. All comments must be received by **5pm** on **23 December 2015**.

If you have any questions about the Article 4 Direction, please contact the planning policy team by phone 020 7525 5471 or by email planningpolicy@southwark.gov.uk.

Yours faithfully,



Juliet Seymour
Planning Policy Manager



11 November 2015

Dear Sir/Madam

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

NOTICE OF ARTICLE 4 DIRECTION – EXTENSION TO CONSULTATION

We are writing to notify you that we are extending the consultation dates with regard to the above Article 4 Direction to 23 December. If you previously replied using email please note the email address at the bottom of this letter has been corrected.

We previously notified you on 21 September 2015, as an owner and/or an occupier of land/buildings within a town centre protected shopping frontage, that at the Planning Committee meeting held on 8 September 2015 the Council made an Article 4 Direction with immediate effect removing certain “permitted development” rights under article 4 (1) of the Town and Country Planning (General Permitted Development) Order 2015.

The Article 4 Direction applies to the land located within the town centre protected shopping frontages in Peckham, Walworth Road, Camberwell and Lordship Lane in the London Borough of Southwark. A copy of the Article 4 Direction and the maps defining the protected shopping frontages can be downloaded from the Council's website:

http://www.southwark.gov.uk/info/856/planning_policy/3289/article_4_directions

The Direction relates to development consisting of:

Change of use of a building to a use falling within Class A2 (financial and professional services) from a use falling within Class A1 (shops).

Development of the description set out above should not be carried out on the land shown edged/coloured red on the maps annexed to the Direction, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

What does this mean?

Article 4 Directions relate to town planning legislation. Most kinds of development or changes in use of buildings require permission. However, certain types of development are permitted and do not require permission. The Town and Country Planning (General Permitted Development) Order 2015 allows a change of use to take place from a retail shop (Class A1 of the Town and Country Planning Use Classes Order) to a shop unit which provides professional and financial services (Class A2) such as a bank, building society, estate agent or employment agency, without the need to apply for planning permission.

When an Article 4 Direction is introduced, permitted development rights are removed and a planning application will then be required if the owner/occupier or a developer wishes to propose a change of use. Any planning application would then be assessed against the council's Local Plan policies.

This letter is confirming that certain permitted development rights have been removed in the protected shopping frontages. This means that a change of use from retail (Class A1) to financial and professional services (Class A2) requires planning permission, on the areas shown on the maps (which can be downloaded from the council's website).

Please note that it is only commercial premises that would be affected by this Article 4 Direction. The permitted development rights of residential houses or flats are not affected by this Article 4 Direction.

How can I comment?

Representations concerning the Article 4 Direction can be made between 24 September 2015 and 23 December 2015.

You can comment by e-mail to planningpolicy@southwark.gov.uk or send comments to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX. All comments must be received by **5pm on 23 December 2015**.

Where can I find out more information?

More information about this Article 4 Direction and the Council's other Article 4 Directions which relate to protected shopping frontages is available on our website: http://www.southwark.gov.uk/info/856/planning_policy/3289/article_4_directions

If you have any questions about the Article 4 Direction, please contact the planning policy team by phone 020 7525 5471 or by email planningpolicy@southwark.gov.uk

Yours faithfully,



Juliet Seymour
Planning Policy Manager

PLANNING NOTICE

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
Notice of immediate Article 4 Direction

Article 4 Direction – Extension to Consultation

The consultation with regard to the above Article 4 Direction has been extended to 23 December 2015. If you previously made representations using email please note the email address at the bottom of this notice has been corrected.

Southwark Council made an immediate Article 4 Direction at Planning Committee on 8 September 2015, under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015.

The Article 4 Direction applies to the land located within the town centre protected shopping frontages in Peckham, Walworth Road, Camberwell and Lordship Lane in the London Borough of Southwark.

The Direction relates to development consisting of:

Change of use of a building to a use falling within Class A2 (financial and professional services) from a use falling within Class A1 (shops). (Schedule 2, Part 3, Class D).

Development of the description set out above should not be carried out on the land shown edged/coloured red on the maps annexed to the Direction, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

Display date

13/11/2015

Expiry date

23/12/2015

A copy of the Article 4 Direction and the maps defining the protected shopping frontages can be downloaded from the Council's website:

http://www.southwark.gov.uk/info/856/planning_policy/3289/article_4_directions

It can also be viewed by appointment at the council offices at 160 Tooley Street, London SE1 2QH, between the following hours: 9am – 4.30pm Monday to Friday. Telephone 0207 525 5471.

Representations concerning the Article 4 Direction can be made between **24 September 2015** and by 5.00 p.m. on **23 December 2015**.

You can comment by e-mail to planningpolicy@southwark.gov.uk or send comments to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX



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

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EXTENSION TO CONSULTATION**

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You can comment by e-mail to planningpolicy@southwark.gov.uk or send comments to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

The Council of the London Borough of Southwark
**PUBLIC NOTICE:
ROAD TRAFFIC REGULATION ACT 1984 – SECTION 16A
THE (RESTRICTION OF TRAFFIC) SPECIAL EVENTS ORDER 2015**

1. The Council of the London Borough of Southwark hereby gives notice that it has made the above named Traffic Order under section 16A of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3. In the schedule to this notice.

2. The purpose of the Order is to facilitate the Annual Scandinavian Street Market as indicated in the schedule to this notice.

3. The effect of the Order is to prohibit any vehicle from:-
(a) entering or proceeding in the length of street specified in the schedule to this notice on the date and between the hours specified in that schedule;

(b) waiting (including waiting for the purpose of delivering or collecting goods or loading or unloading a vehicle) in the length of street specified in the schedule to this notice.

4. The prohibitions will not apply in respect of:
(a) any vehicle being used for the purposes of that event or for fire brigade, ambulance or police purposes;

(b) anything done with the permission or at the direction of a police constable in uniform or a person authorised by the Council of the London Borough of Southwark.

5. The alternative route will be via Albion Street, Renforth Street, Risdon Street, Neptune Street, or as indicated by the traffic signs displayed.
For information regarding the Scandinavian Market please contact Markets on 0207 525 6000 or for information relating to this order please contact: Network Management on 0207 525 2014.

Dated this 12th November 2015

Nicky Costin
Network Management
Business Manager

Southwark Council,
Network Management,
Regulatory Services,
SE1 5LX Ref 2925

Schedule

Road	Extent	Date of event	Prohibited Hours
Albion Street (Scandinavian Market)	Between Renforth Street – Neptune Street	Friday 20th November – Sunday 22nd November 2015	06:00hrs – 19:00hrs
	Between Neptune Street (Norwegian Church) – Old London Road	Friday 20th November – Sunday 22nd November 2015	06:00hrs – 19:00hrs

Transport for London Public Notice

Toplace