

Article 4 Directions: Public Houses

No.	Title
Appendix A	Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to the Article 4 Direction
Appendix D	Maps of public houses subject to the Article 4 Direction
Appendix E	Equalities analysis
Appendix F	Consultation Report

Article 4 Directions to withdraw Permitted Development Rights Granted by the Town and Country Planning (General Permitted Development Order 2015 (as amended))

August 2017

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

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the descriptions set out in Schedules A-D below should not be carried out on the land shown edged red on the attached plans in Schedule 2, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in Schedules A-D below.

Schedule 1 of this Direction contains a Table of Sites where it is stated which of the permitted development rights contained in Schedules A, B, C and D are being removed by this Direction. A detailed site plan of each individual site is included within Schedule 2 of this Direction.

SCHEDULE A

General Permitted Development Order 2015 (as amended), Schedule 2, Part 3

Class A – restaurants, cafes, takeaways or pubs to retail

Development consisting of a change of use of a building from a use falling within Class A3 (restaurants and cafes), A4 (drinking establishments) or A5 (hot food takeaways) of the Schedule to the Use Classes Order, to a use falling within Class A1 (shops) or Class A2 (financial and professional services) of that Schedule.

Class B – takeaways or pubs to restaurants and cafes

Development consisting of a change of use of a building from a use falling within Class A4 (drinking establishments) or Class A5 (hot food takeaways) of the Schedule to the Use Classes Order, to a use falling within Class A3 (restaurants and cafes) of that Schedule.

SCHEDULE B

General Permitted Development Order 2015 (as amended), Schedule 2, Part 4

Class D – shops, financial, cafes, takeaways, pubs etc to temporary flexible use

Development consisting of a change of use of a building and any land within its curtilage-

(a) from-

- (i) a use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments), Class A5 (hot food takeaways), Class B1 (business), Class D1 (non-residential institutions) and Class D2 (assembly and leisure) of the Schedule to the Use Classes Order, or
- (ii) a use as a betting office or pay day loan shop,

(b) to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1 (business) of that Schedule,

for a single continuous period of up to 2 years beginning on the date the building and any land within its curtilage begins to be used for the flexible use or on the date given in the notice under paragraph D.2(a), whichever is the earlier.

SCHEDULE C

General Permitted Development Order 2015 (as amended), Schedule 2, Part 11

Class B – demolition of buildings

Any building operation consisting of the demolition of a building.

Class C – demolition of gates, fences, walls etc

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

SCHEDULE D

General Permitted Development Order 2015 (as amended), Schedule 2, Part 2

Class A – gates, fences, walls etc

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class C – exterior painting

The painting of the exterior of any building or work.

THESE DIRECTIONS are made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until _____ (being six months from the date of these directions) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraph 2(6) of Schedule 3 of the said Order before the end of the six month period.

1. Made under the Common Seal of the London Borough of Southwark this ____ day
of ____ 2017

The Common Seal of the Mayor
and Burgesses of the London Borough
of Southwark was hereto
affixed in the presence of

.....
Authorised Signatory

2. Confirmed under the Common Seal of the London Borough of Southwark this
.....day of.....20.....

The Common Seal of the Mayor
and Burgesses of the London Borough
of Southwark was hereto
affixed in the presence of

.....
Authorised Signatory

SCHEDULE 1

Table of sites

SCHEDULE 2

Individual site maps