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Appendix C	Schedule on the updated site allocation references within the Southwark Plan 2022



# **Article 4 Directions**

# **Consultation Report**

## **January 2022**

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## 1. Introduction

1. Following the amendment of the Use Classes Order in September 2020, former uses classes including Class A1, A2, A3 (retail), Class B1 (business) and parts of Class D1 (Non residential institutions) and D2 (Community and Leisure) were combined into a new Class E, which covers various commercial business and leisure uses.
2. From 1 August 2021, a permitted development right (Class MA) allows for the change of use from Class E (commercial, business and service) to Class C3 (Residential). The council has introduced Article 4 Directions to remove this permitted development right in certain parts of the borough.
3. In August 2020, a permitted development rights (Class ZA) was introduced which, subject to prior approval, permits the demolition of commercial or residential buildings and replacement with a single dwelling housing or block of flats. The council has introduced an Article 4 Direction to remove this permitted development right in certain parts of the borough.

### 1.1 What is an Article 4 Direction?

4. Under Article 4 of the General Permitted Development Order, a local planning authority is able to withdraw specified permitted development rights across a defined area. This means areas covered by Article 4 Directions will need planning permission.

### 1.2 Proposed Article 4 Directions

5. Non-immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from office use (Class E(g)(i)) to a dwellinghouse (Class C3) in the Central Activities Zone and railway arches in Southwark.
6. Immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from Commercial, Business and Leisure (Class E - except offices) to a dwellinghouse (Class C3) in the Central Activities Zone and railway arches in Southwark.
7. Immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for changes of use from Commercial, Business and Leisure (Class E) to a dwellinghouse (Class C3) in the following locations:
  - Town centres including protected shopping frontages and Southwark Plan 2022
  - Site Allocations inside town centres
  - Protected shopping frontages
  - Southwark Plan 2022 Site Allocations outside of town centres
  - Southwark Plan 2022 proposed Strategic Protected Industrial Land

8. Non-immediate Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 20, Class ZA (amended) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') (for demolition of commercial buildings and construction of new dwellinghouses in the following locations:
- Central Activities Zone
  - Town centres including protected shopping frontages and Southwark Plan 2022 Site Allocations inside town centres
  - Southwark Plan 2022 Site Allocations outside of town centres
  - Southwark Plan 2022 proposed Strategic Protected Industrial Land

## 2. Article 4 Directions Process

### Non-immediate

9. The process for making and confirming a **non-immediate Article 4 Direction** is as follows:

*Stage 1 - The council decides whether to go ahead and introduce a Direction setting a date in the Notice for when the Direction will come into force which must be at least 28 days and no more than 2 years after representations can first be made, which is usually after the last publication/service date*

*Stage 2 – Publication/Consultation stage. The council:-*

- 1) publishes the notice of direction in a local newspaper;*
- 2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of at least 21 days;*
- 3) and places notices up on site for 6 weeks;*

*Stage 3 – On the same day that notice is given under Stage 2 above, the council refers its decision to the Secretary of State who has wide powers to modify or cancel a Direction;*

**Stage 4 – Confirmation Stage (current stage)** - *The council cannot confirm the Direction until after a period of at least 28 days from publication/service of the Notice. Once a Direction has been confirmed, the council must give notice of the confirmation in the same way as it gave notice of the initial direction, and must specify the date that the direction comes into force. A copy of the direction as confirmed must also be sent to the Secretary of State.*

10. The process for making and confirming an **immediate Article 4 Direction** is as follows:

*Stage 1 - The council makes an Article 4 Direction withdrawing permitted development rights with immediate effect;*

*Stage 2 – Publication/Consultation stage. The council:-*

- 1) publishes the notice of the Direction in a local newspaper;*

*2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of 21 days;*

*3) and place notices up on site for not less than six weeks;*

*Stage 3 – On the same day that notice is given under Stage 2 above, the council refers its decision to the Secretary of State who has powers to modify or cancel a Direction.*

*Stage 4 - Confirmation Stage (the current stage) – The Direction comes into force on the date on which the notice is served on the owners/occupiers of the land. The council has between 28 days from the date of when the notice comes into effect and six months to decide whether to go ahead and confirm the Direction, taking into account any representations which have been received. If confirmation this does not happen within six months, the Direction will lapse.*

11. The council has followed stages 1 to 3 as set out above for both the non-immediate and immediate directions.
12. On 20 July 2021, Planning Committee approved the Article 4 Directions listed above to remove the relevant permitted development rights. The Article 4 Directions were made on 28 July 2021 and therefore must now be confirmed by Planning Committee.
13. Notification was sent to the Secretary of State. Following sending the notification to the Secretary of State, on 9 September 2021 the council received a letter from the Department for Levelling Up, Housing and Communities (DLUHC) asking for further evidence. The council responded on 17 September 2021 providing the evidence set out in the July 2021 Committee Report and referring them to the strategic evidence from the GLA.
14. On 25 October 2021 DLUHC wrote to inform the Council that the Article 4 directions have been passed to the policy team for further assessment. They stated that they will consider whether the directions fulfil national policy set out in Paragraph 53 of the National Planning Policy Framework on the use of Article 4 directions, and whether there is cause for the Secretary of State to use his powers of intervention under Schedule 3, Paragraph 1(13) of the 2015 Order. Their consideration does not stop the Article 4 directions process. DLUHC stated they would inform the Council in writing of the Secretary of State's decision in due course.
15. The Secretary of State has not yet given any indication whether he will use his powers of intervention. The Council considers on the basis of the evidence and justification provided, the Article 4 Directions should be confirmed.

### **3. Consultation Notifications**

16. The Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 3 Article 4 states that the local planning authority need not serve notice on an owner or occupier in accordance with sub-paragraph (1)(c), if they consider that –
  - (a) individual service on that owner or occupier is impracticable because it is difficult to identify or locate that person or
  - (b) the number of owners or occupiers within the area to which the direction relates makes individual service impracticable.

17. Due to the number of properties in the areas specified in the Article 4 Directions and the ongoing COVID-19 pandemic, the council considered it was impracticable to serve notice on all properties individually. However the council made additional notification as follows:

- Mail out to over 20,000 email addresses on the council’s planning policy consultation notification mailing list;
- Mail out to business contacts and organisations including the five Business Improvement Districts;
- Article 4 Direction council webpages updated with relevant information on the Direction, the representation period, the planning committee report and other supporting documents were available to view and download; and
- Online Consultation Hub Page, which provided information on the Directions and a portal for submitting representations.

#### 4. Consultation Summary

18. Public consultation was undertaken on the Article 4 Directions from 29<sup>th</sup> July to 16<sup>th</sup> September 2021.

19. In total, there were 16 responses to the consultation. Eight respondents were in support of the directions, three had no specific comments, one asked for further information and four objected to the directions. Representations were made by email and through the Consultation Hub. The table below provides a breakdown of the representations received.

	<b>Number of responses</b>	<b>Statutory consultees</b>	<b>Individuals</b>	<b>Business Community Groups etc</b>
<b>Emails</b>	9	7	0	2
<b>Hub</b>	7	0	7	0
<b>Total</b>	16	7	7	2

20. The majority were in support and commented that the Article 4 Directions will help maintain the mixed supply of business, leisure uses and sustain the night-time economy, character and vitality of areas including town centres and historic environments.

21. Representatives in support of the Article 4 Directions were concerned about the negative effects of permitted development. The Theatre Trust highlighted the threat of permitted development on theatres and performance venues.

22. The Mayor of London and Transport for London are in support of the Article 4 Directions, they are in compliance with planning and transport policies of the London Plan.

23. Four representatives objected to the Article 4 Directions. A respondent noted that the areas covered by the directions are too large and included areas of a predominantly residential character. However, representations in support noted that the Article 4 Directions are well targeted and necessary to sustain areas with significant commercial, business, cultural and innovative centres.
24. Respondents against the Article 4 Directions highlighted that the directions will restrict development of homes and any redevelopment of industrial areas into productive uses.
25. Conversely, Team London Bridge state that the directions will not compromise housing delivery in London Bridge. The representative noted that the location, scale and phasing of new residential development will be effectively managed through submission of planning applications. Likewise, a member of the public highlighted that Article 4 Directions in place will help eliminate the risk of low quality and poorly designed housing. It will improve diversity and vibrancy for small commercial, business and leisure especially within the Railway Arches, which houses a range of small business and leisure uses.
26. Thames Water stated the change of uses of Class E to C3 would have an impact on the timing and volume of flows going into the sewer network, which has the potential to result in adverse impacts e.g. flooding. The requirement of planning permission will ensure Thames Water will be consulted and necessary upgrades to the network are delivered.
27. The three representations with no comments concluded that they had no specific comments.
28. A member of public asked if the directions could be explained in layman terms. Policy officers answered a number of queries from interested members of the public and explained the reason and effect of the Article 4 Directions.
29. Summary of representations and officer's responses as per Appendix 1.

## **5. What happens next?**

30. After confirmation made at Planning Committee, the Article 4 Directions site notices will be updated and placed in the following areas:
  - Major streets in Southwark's CAZ such as Shad Thames, Tooley Street, Blackfairs Road and Southwark Street.
  - Town centres
  - Site allocations
  - Industrial areas
  - Railway arches
31. A copy of the Article 4 Directions confirmation will be sent to the Secretary of State.



# Appendices

## Appendix 1 – Table of Representations and Officer’s Response

Email			
Comment Number	Respondent Organisation	Comment	Southwark Council Response
1	The Coal Authority	No comment	
2	Theatre Trust	In support.  The Article 4 Directions will help maintain Southwark’s mixed supply of commercial space as a strategic function of the CAZ and other parts of the borough. Concerned about the potential negative impact of PD may have on theatres and other cultural facilities, especially the CAZ as there is a number of theatres and performance venues. This includes theatres within mixed use commercial properties include Menier Chocolate Factory.	Support noted.
3	Mayor of London	In support.  The 2021 London Plan policies SD5 (Offices, other strategic functions and residential development in the CAZ) and E1 (Offices) encourage boroughs to introduce Article 4 Directions to remove office to residential PD rights, as part of a co-ordinated approach across the whole of the CAZ, to safeguard its role as a nationally significant office location. SD9 of the London Plan supports targeted Article 4 Directions to remove permitted development rights for office, light industrial and retail to residential to sustain vitality and viability of town centres. Policy E4 supports the use of Article 4 Directions to ensure that industrial and logistics capacity is not undermined by permitted development rights.  It contains a vibrant mix of business clusters which contributed more than £21bn to London’s economic output in 2019. A significant part of the borough lies within the Central Activities Zone (CAZ) and the Mayor’s recently published strategic evidence to support London borough Article 4 Directions highlights the irreplaceable contribution of the CAZ to the output and prosperity of the nation. It is estimated that the output of the CAZ, Northern Isle of Dogs (NIOD) and a 1km fringe around them stood at just	Support noted.

Email			
		<p>under £257bn in 2019, accounting for 55 per cent of London's output and 13 per cent of UK output.</p> <p>The ten CAZ boroughs (incorporating Southwark) contained more than 20 million sq.m. of office floorspace in 2019/20. This equates to more than three quarters of London's total office stock and approximately one fifth of the total in England and Wales.</p> <p>Central London faces significant challenges from the pandemic, but with the right action it is well placed to support economic and social recovery and job creation. It is essential therefore that commercial space is not lost through permitted development right Southwark's proposed Article 4 Directions for changes of use from Class E to C3 will help to support the recovery and safeguard the future sustainability of central London and its nationally significant offices, retail, cultural and leisure activities. The Directions will help the borough's vibrant mix of business clusters to flourish including those in the CAZ, town centres and industrial areas and sustain their contributions to London's economy and employment, and the prosperity of the UK nation as a whole.</p>	
4	Transport for London	<p>In support.</p> <p>Recognises the central area's unique characterises as a world-leading business hub, which underpins the UK economy.</p> <p>The exceptional level of transport capacity and connectivity in the Central Activities Zone is optimised to support commercial development with high trip rates. Protecting commercial space supports London Plan policy T1 (b), which states: "All development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes".</p> <p>In the case of a large-scale office to residential conversion, this hyper-connectivity would be under-utilised, and the efforts to support commercial development through sustainable transport would be wasted. Therefore, TfL agrees that any such</p>	Support noted.

Email			
		<p>development proposal must be considered on a case by case basis, with careful analysis of individual applications to determine whether a change of use would be acceptable. In making such decisions, consideration should be given to the area's strategic function, physical design and transport connectivity.</p> <p>Additionally, the Direction complies with Policy SD5 (e) of the London Plan, which states the Mayor's support for removing office to residential permitted development rights across the whole of the CAZ, due to its strategic functions.</p> <p>We also support the requirement for full planning permission for conversions from commercial uses to residential in designated areas outside CAZ, to ensure that optimal use is made of the site's transport connectivity and that mitigation can be secured where necessary to address any strategic transport impacts.</p> <p>To conclude, TfL is supportive of the proposed Article 4 Directions due to the high provision of sustainable transport, which is optimised to support commercial development. Protecting office space and considering any residential conversions on a case-by-case basis, supports Policy T1 of the London Plan and the Mayor's Transport Strategy. Additionally, the Directions for the CAZ area are in clear compliance with London Plan policy SD5.</p>	
5	Natural England	No comment.	
6	Historic England	<p>In support.</p> <p>The proposed direction will allow suitable assessment of the contribution of office buildings through the planning process to the character and vitality of the areas of the borough in question. We note the sensitivity of much of the borough in terms of its historic environment and the contribution of wider townscape character to its distinctive. As a result, we consider that supporting mixed uses here is likely to benefit the continued sustainability and identity of the area and hence its heritage significance.</p>	Support noted.
7	Savills on behalf of	In support.	

Email			
	Thames Water	<p>The change of use of Class E uses to C3 residential use can have a significant impact on the timing and volume of flows going into the sewer network and as such changes of use of this nature have the potential to result in adverse impacts elsewhere in the network. This could result in sewer flooding unless appropriate upgrades are delivered where there are capacity concerns.</p> <p>Article 4 Directions would ensure that planning permission is required. Prior to applying, developers of any proposals for change of use are encouraged to discuss their proposals with Thames Water at the earliest opportunity so that the impacts on the network can be understood and arrangements made to ensure that any necessary upgrades to the network are delivered.</p>	
8	Team London Bridge	<p>In support.</p> <p>Both the Article 4 Directions would apply to the whole area of the Team Bridge Business Improvement District.</p> <p>They consider the proposals to be proportionate, well targeted and necessary to sustain London Bridge as a strategically important commercial, business, cultural and innovative centre, including as part of the Bankside, Borough and London Bridge Opportunity Area in the New Southwark Plan and the Central Activities Zone as per the London. We believe the continuation of unfettered permitted development rights for this area would have “wholly unacceptable adverse impacts” (NPPF, paragraph 53) and that the Article 4 Directions are necessary to avoid this.</p> <p>The availability of extensive permitted development rights in this strategically important location would compromise delivery of both the London Plan and Southwark Local Plan. The Article 4 Directions will protect the commercial focus and economic contribution made by London Bridge to both the London and national economy. They will help safeguard the agglomeration benefits from a high concentration of commercial uses and ensure new development contributes to meeting strategic infrastructure needs. They will also support and protect London’s Bridge’s strategically important research capability, including the London Bridge Health cluster.</p>	Support Noted.

Email			
		<p>London Bridge also makes a strategic contribution to London's retail, cultural and night time economy and a significant expansion of retail, community and leisure uses is required to sustain this and support the vitality of London Bridge's role as a strategic centre. The Article 4 Directions are necessary to achieving this.</p> <p>The Article 4 Directions will not compromise the continuing ability of London Bridge to "contribute towards meeting the borough's housing needs" as identified in the Local Plan's Area Vision. They will enable the location, scale and phasing of new residential development to be effectively managed through planning applications being submitted.</p> <p>They also welcome the Article 4 Directions for enabling Team London Bridge and others to inform future planning applications through pre-application discussions and public consultation.</p>	
9	Environment Agency	No comment	

#### Consultation Hub

Comment Number	Respondent Organisation	Comment	Southwark Council Response
10	George Davies	<p>In support</p> <p>Strongly against the use of railway arches for residential purposes as they are the last spaces for light industrial activities in London.</p>	Support noted.
11	Milan Babic	<p>Objection</p> <p>There is a need for more affordable housing.</p> <p>The Article 4 directive will reduce the supply of new housing in location that people want to live.</p> <p>On balance I would not support this proposal.</p>	The Article 4 directions will ensure good quality homes through submission of planning permission.

Comment Number	Respondent Organisation	Comment	Southwark Council Response
12	David Johns	<p>Objection</p> <p>The Article 4 Direction is not necessary because there are sufficient restrictions in the permitted development rules to enable the Council to prevent unsuitable developments. In any event, I dispute the need to impose the Article 4 Direction on such a large area. The Central Activities Zone is too large. In particular, I see no justification for why it covers side streets and mainly residential areas, particularly around Elephant &amp; Castle / Walworth. In many cases, commercial units remain unlet/unused in these areas for many years because there is a lack of demand and the Council should not be putting obstacles in the way of them being converted to residential.</p> <p>The Council should not be putting obstacles in the way of building new homes.</p>	<p>There is currently an Article 4 direction restricting conversion of commercial to residential in the CAZ. This is in need of updating.</p> <p>The <a href="#">New Southwark Plan Office Background Paper</a> state that there is a need of new offices especially in the CAZ. To meet growing demand for new office space, flexible and affordable workspace, Southwark needs to deliver 460,000 sqm of new office space in the period of 2014-2036. Therefore, placing Article 4 directions will help sustain current employment floorspace.</p> <p>Moreover, commercial units are not designed for residential use in mind, hence why planning permission will be required to provide good quality homes that comply with modern policies and building regulations.</p>
13	George Rhys Jones	<p>Objection</p> <p>The 'Central Activities Zone' is drawn to cover an excessively large proportion of the borough, and encompassing numerous streets and areas of a predominantly residential character. This unnecessarily removes development rights from large swathes of the borough, and prevents the efficient use of properties. It creates an additional burden for an already</p>	<p>According to the <a href="#">New Southwark Plan Office Background Paper</a>, there is a growing demand for new, affordable and flexible workspaces. Article 4 directions are essential in areas such as the CAZ, town centres and site allocations to sustain diversity and vitality of the area and ensure office</p>

Comment Number	Respondent Organisation	Comment	Southwark Council Response
		<p>overstretched planning department, and harms the borough's economy for no obvious gain or reason, other than perhaps to attempt to extract financial contributions from development. Other London Boroughs have not found it necessary to remove PD rights from the entirety of the CAZ, and the application of this direction to such a wide area seems to be an attempt by the council to reimpose controls which national planning legislation has expressly sought to remove in most instances. Realistically the article 4 direction should be constrained to the portion of the borough where commercial activity is most intense, closest to the river and central London, and not extend further to the South than the railway lines running from London Bridge to Waterloo East.</p> <p>The area covered by the directions are too large. The town centres cover excessively large areas, such that in parts of the borough there are adjoining 'district town centres' with apparently no 'district' which they serve. Similarly to the CAZ boundary, they include large swathes of the borough which are of entirely or predominantly residential character, and which could not possibly be described as a 'town centre' of any sort. The boundaries of any town centres should be tightly drawn and limited only to those streets which have a primarily commercial character, are centred around transport links, and experience a high level of footfall.</p> <p>I am supportive of the move to apply a direction to shop frontages in certain areas, and these give a much clearer example of the limited areas which the council should be restricting its article 4 directions to. Industrial sites, however,</p>	<p>space is within accessible areas i.e. close to public transport.</p> <p>Commercial units were not designed for residential use in mind, hence why planning permission will be required to meet quality homes that comply with modern policies and building regulations.</p>

Comment Number	Respondent Organisation	Comment	Southwark Council Response
		are of little value to the borough, and the council should be supporting their redevelopment into more productive uses rather than seeking to restrict it.	
14	Jatinder Rela	<p>Neither in support or object</p> <p>To be explained in layman terms as difficult to know to work out what you are planning.</p>	Noted. We endeavour to ensure all consultation is provided in plain English and is clear, including the introduction of the Consultation Hub.
15	Naomi Dines	<p>In support</p> <p>There is the risk that low quality and poorly designed housing will be implemented in such spaces without the intervention of the planning process. This will place residents in disadvantageous positions with regard to living and amenity space and risk further pressure on the surrounding community in terms of travel, transport, waste and other essential provision, as well as amenity in terms of privacy and noise considerations. There is also the risk that a fair quantum of affordable housing will not be enforceable or delivered via such schemes.</p> <p>We need to maintain the diversity and vibrancy of our borough centre and support the independent and small commercial, business and leisure users that are such an important feature of Southwark. Railway arches in particular have always housed a range of small business and leisure uses, in particular those led by people from diverse backgrounds and communities. The conversion of such spaces to more financially lucrative residential uses risks not only displacing</p>	Support noted.

Comment Number	Respondent Organisation	Comment	Southwark Council Response
		<p>existing businesses and community clusters, but preventing opportunities for future generations.</p> <p>It is crucial that the various pressures on land use in the city do not further deplete the stock of affordable workspace, offices and industrial premises for all sectors. At the present rate of change the city will become devoid of many of the facilities and services upon which many sectors rely. There is an interdependence between supply and production, management and public-facing provision that all require suitable premises within the city, and Southwark has always been a vibrant and affordable place for people to work and businesses to thrive. Local people have fewer and fewer opportunities for meaningful work in small businesses, and the chance for them to establish their own enterprises becomes vanishingly small with the rise in prices for fast diminishing workspace, offices and retail.</p> <p>The demolition of any building should be very carefully considered in the light of the environmental impact of destroying its original built form, with all of the production and material 'carbon' locked up in steel, concrete, masonry, glass, etc. Where possible buildings should be recycled or refurbished to fit new occupants or purposes. In any event, the demolition of commercial buildings and replacement with residential constitutes a loss of workspace that needs to be very carefully considered, not just in terms of current trends and directions, but of the kind of borough and city we want to be in the future. Turning Southwark into a dormitory where the only work for local people is in servicing residential need</p>	

Comment Number	Respondent Organisation	Comment	Southwark Council Response
		would constitute a betrayal of the creativity and drive of its many small businesses and entrepreneurs, not to mention the creative industries which occupy many of our current commercial and leisure spaces, and provide valuable economic and cultural benefit to the borough.	
16	No name	<p>Objection</p> <p>Denying people homes.</p>	Placing Article 4 directions will ensure planning permission is required to provide good quality homes for residents.

## Appendix 2 – Email Notification Example

Notice of Article 4 Directions – Class MA and Class ZA permitted development rights



Email (HTML)    Email (Plain Text)

From: Southwark Council <Southwark-Council@public.govdelivery.com>

Subject: Notice of Article 4 Directions – Class MA and Class ZA permitted development rights

### NOTICE OF ARTICLE 4 DIRECTIONS

Permitted development rights allow certain types of building work or changes of use without the need for planning permission. An Article 4 Direction allows a local planning authority to withdraw certain permitted development rights, so that planning permission is required.

Southwark Council has made Article 4 Directions to remove the permitted development rights relating to Class MA and Class ZA of the General Permitted Development (England) Order 2015 (as amended) in certain parts of the borough.

This means that planning permission will be required to change Class E (commercial, business and leisure) uses into residential (Class C3) or to demolish commercial or residential buildings to construct new residential buildings.

Below are the following areas affected in Southwark:

#### **Class MA: Central Activities Zone and railway arches (office use):**

Article 4 Direction restricts changes of use from office use (Class E(g)(i)) to a dwellinghouse (Class C3). As our current Article 4 Directions expire on 31 July 2022, this Article 4 Direction will come into effect next year on 1st August 2022.

#### **Class MA: Central Activities Zone and railway arches (Class E – except offices):**

Article 4 Direction restricts changes of use from commercial, business or leisure use (Class E(a-f, g(ii)-(iii))) to a dwellinghouse (Class C3). This Article 4 Direction applies from 1 August 2021.

#### **Class MA: Town centres, shopping frontages, New Southwark Plan (NSP) Site Allocations and NSP proposed Strategic Protected Industrial Land (SPIL) (Class E):**

Article 4 Direction restricts changes of use from commercial, business or leisure use (Class E) to a dwellinghouse (Class C3). This Article 4 Direction applies from 1 August 2021.

#### **Class ZA: Central Activities Zone, town centres, New Southwark Plan (NSP) Site Allocations and NSP proposed Strategic Protected Industrial Land (SPIL):**

Article 4 Direction removes permitted development rights to demolish commercial or residential buildings and construct new dwellinghouses. This Article 4 Direction will come into effect next year on 1 August 2022.

To view the Article 4 Directions and associated information please visit our [website](#).

#### **How can I comment?**

Representations concerning the Article 4 Direction can be made between **29 July 2021** and **16 September 2021**.

You can comment by:

- Visiting our [Consultation Hub](#) and filling in our online form
- Emailing [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk); or
- In writing to: Planning Policy, Southwark Council, PO BOX 64529, London SE1P 5LX

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[www.southwark.gov.uk](http://www.southwark.gov.uk)

## Appendix 3 – Press Notice Example



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

#### **NOTIFICATION OF ARTICLE 4 DIRECTIONS**

On 28th July 2021, Southwark Council made two non-immediate and two immediate Article 4 Directions under Article 4 (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Three Article 4 Directions remove permitted development rights granted by Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in the following locations in Southwark:

Central Activities Zone and railway arches (office use): Article 4 Direction restricts changes of use from office use (Class E(g)(i)) to a dwellinghouse (Class C3). This Article 4 Direction will come into effect on 1st August 2022 as the current Direction expires on 31 July 2022.

Central Activities Zone and railway arches (Class E – except offices): Article 4 Direction restricts changes of use from commercial, business or leisure use (Class E(a-f, g(ii)-(iii))) to a dwellinghouse (Class C3). This Article 4 Direction will come into effect on 1 August 2021.

Town centres, shopping frontages, New Southwark Plan (NSP) Site Allocations and NSP proposed Strategic Protected Industrial Land (SPIL) (Class E): Article 4 Direction restricts changes of use from commercial, business or leisure use (Class E) to a dwellinghouse (Class C3). This Article 4 Direction will come into effect on 1 August 2021.

One Article 4 Direction removes permitted development rights granted by Schedule 2, Part 20, Class ZA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This relates to the demolition of commercial buildings and construction of new dwellinghouses in Southwark's Central Activities Zone, town centres, New Southwark Plan (NSP) Site Allocations and NSP proposed Strategic Protected Industrial Land (SPIL). This Article 4 Direction will come into effect on 1 August 2022.

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

A copy of the Article 4 Directions and the maps can be downloaded from the Council's website:

<http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/article-4-directions>

They 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 Thursday 29 July 2021 and 16 September 2021.

You can comment by:

Visiting our Consultation Hub and filling in our online form:

<https://consultations.southwark.gov.uk/corporate-strategy/article-4-direction-class-e>

Send an e-mail to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or send comments to: Planning Policy, Southwark Council, PO BOX 64529, London SE1P 5LX.

## Appendix 4 – Example of Site Notice

# PLANNING NOTICE

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

## Article 4 Direction: Central Activities Zone (CAZ)

Southwark Council made non-immediate and immediate Article 4 Directions on 28<sup>th</sup> July 2021 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('GPDO').

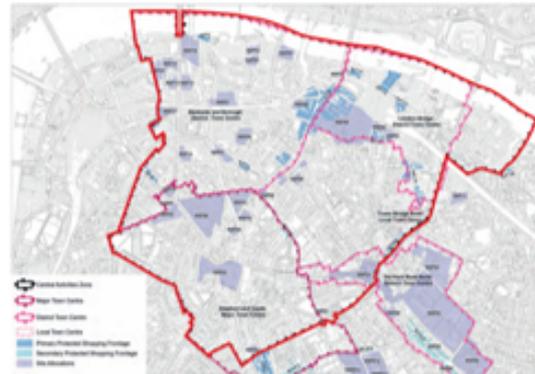
The Direction applies to development in Southwark's CAZ noted in the following classes of the GPDO:

Class MA, Part 3 of Schedule 2 to the said Order as it relates to changes of use from office use (Class E(g)(i)) to a dwellinghouse (Class C3). As existing Article 4 directions expire on 31st July 2022, the new Direction will come into effect **1 August 2022**.

Class MA, Part 3 of Schedule 2 to the said Order as it relates to changes of use from Commercial, Business and Leisure (Class E(a-f, g(ii)-(iii))) to a dwellinghouse (Class C3). This Article 4 Direction will come into effect on **1 August 2021**.

Class ZA, Part 20 of Schedule 2 to the said Order as it relates to the demolition of commercial buildings and construction of new dwellinghouses. This Article 4 Direction will come into effect on **1 August 2022**.

Development of the descriptions set out above should not be carried out on the land shown edged red on the map annexed to the Direction, unless planning permission is granted on an application made under Part 3 of the Town and Country Planning Act 1990 (as amended).



Display date August 2021

A copy of the Article 4 Direction and the map defining the area can be downloaded from the Council's website:

<http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/article-4-directions>

They 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.

Consultation is open from 29 July 2021 to 16 September 2021.

If you require any further information please email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or call 0207 525 5471.