

NOTICE OF MAKING OF AN 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 ALDERSBROOK AND LAKE HOUSE CONSERVATION AREA 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) and paragraph 2 of Schedule 3 (Directions with Immediate effect), of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order"), being the Aldersbrook and Lake House Conservation Area 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 and removes the following permitted development rights:

1. The enlargement, improvement or other alteration of a dwellinghouse; affecting the front side or rear elevations of each dwelling or garage. The includes the alteration, installation or replacement of a window(s), being development permitted by Class A of Part 1 of Schedule 2 to the Order, and not being development comprised within any other Class.
2. The erection or construction of a porch outside any external door of a dwellinghouse, being development permitted by Class D of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
3. The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse or the replacement in whole or part of such a surface, being development permitted by Class F of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
4. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of Part 2), being development permitted by Class B of Part 2 of Schedule 2 to the Order, and not being development comprised within any other Class.
5. The painting of the exterior of any building or work, being development permitted by Class C of Part 2 of Schedule 2 to the Order, and not being development comprised within any other Class.
6. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, being development permitted by Class C of Part 11 of Schedule 2 to the Order, and not being development comprised within any other Class.
7. The installation, alteration or replacement of solar PV or solar thermal equipment on - (a) a dwellinghouse; or (b) a building situated within the curtilage of a dwellinghouse, being development permitted by Class A of Part 14 of Schedule 2 to the Order, and not being development comprised within any other Class.
8. Any other alteration to the roof of a dwellinghouse, (including the installation of roof lights, and replacing roof coverings), being development permitted by Class C of Part 1 of Schedule 2, and not being development comprised within any other Class.

NOTICE OF MAKING OF AN IMMEDIATE ARTICLE 4 DIRECTION

The 2020 Article 4 Direction applies to the Aldersbrook and Lake House Conservation Area, within the London Borough of Redbridge ('the Area').

The effect of the 2020 Article 4 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 Direction was made on **28 October 2020**.

A complete copy of the 2020 Article 4 Direction and of the map defining the Area to which the 2020 Article 4 Direction relates may be seen at: the Council's Planning website at: <https://www.redbridge.gov.uk/planning-and-building/planning-policy/planning-policy-consultations/>.

Representations may be made concerning the 2020 Article 4 Direction to the local planning authority from 2 November 2020 to 14 December 2020, by writing to Planning Policy Team, Front Office, Floor 11, 255-259 Lynton House, High Road, Ilford, Essex, IG1 1NY, and must arrive by 14 December 2020. 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/>.

This Immediate 2020 Article 4 Direction shall come into force immediately on the day it is served (2 November 2020), and if subsequently confirmed by the Council shall come into force permanently on 12 January 2021 (unless a different date is specified by the Secretary of State) subject to the consideration of any representations received during the consultation period.

Signed:



Brett Leahy
Head of Planning & Building Control
28 October 2020

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) (PARAGRAPH 2 OF SCHEDULE 3 DIRECTIONS WITH IMMEDIATE EFFECT)

THE ALDERSBROOK AND LAKE HOUSE CONSERVATION AREA 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 (for identification purposes only) on the attached plan ('the Land'), 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, for Directions to which paragraph 2 (Directions with Immediate effect) of Schedule 3 of the Order applies, 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 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. The enlargement, improvement or other alteration of a dwellinghouse; affecting the front side or rear elevations of each dwelling or garage. The includes the alteration, installation or replacement of a window(s), being development permitted by Class A of Part 1 of Schedule 2 to the Order, and not being development comprised within any other Class.
2. The erection or construction of a porch outside any external door of a dwellinghouse, being development permitted by Class D of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
3. The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse or the replacement in whole or part of such a surface, being development permitted by Class F of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
4. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of Part 2), being development permitted by Class B of Part 2 of Schedule 2 to the Order, and not being development comprised within any other Class.
5. The painting of the exterior of any building or work, being development permitted by Class C of Part 2 of Schedule 2 to the Order, and not being development comprised within any other Class.

IMMEDIATE ARTICLE 4 DIRECTION

6. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, being development permitted by Class C of Part 11 of Schedule 2 to the Order, and not being development comprised within any other Class.
7. The installation, alteration or replacement of solar PV or solar thermal equipment on -
(a) a dwellinghouse; or (b) a building situated within the curtilage of a dwellinghouse, being development permitted by Class A of Part 14 of Schedule 2 to the Order, and not being development comprised within any other Class.
8. Any other alteration to the roof of a dwellinghouse, (including the installation of roof lights, and replacing roof coverings), being development permitted Class C of Part 1 of Schedule 2, 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 28 OCTOBER 2020
in the presence of NAVINDER SINGH JOHAL
CHIEF LEGAL OFFICER
FOR & ON BEHALF OF
Operational Director Assurance



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

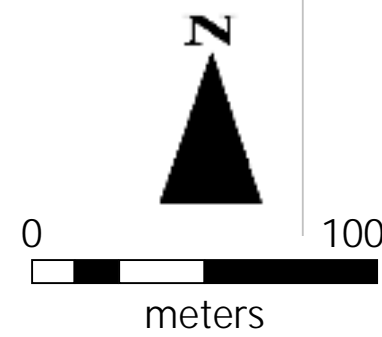
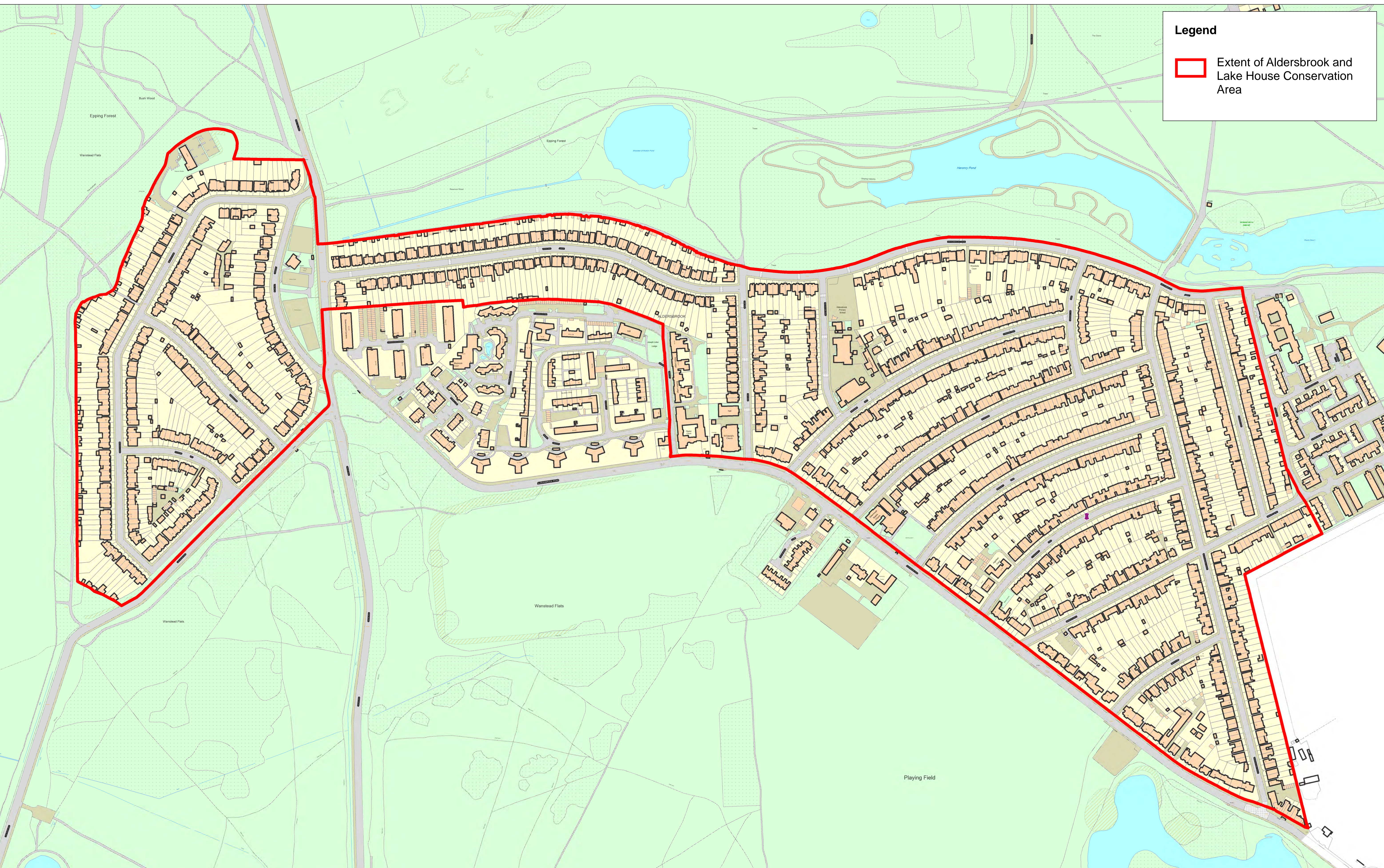
This day of) in the presence of)
24 MARCH 2021
NAVINDER SINGH JOHAL
CHIEF LEGAL OFFICER
FOR & ON BEHALF OF
FIONA ALDENMAN

Operational Director
Assurance



Legend

 Extent of Aldersbrook and Lake House Conservation Area



Crown copyright and database rights 2020
Ordnance Survey.

London Borough of Redbridge 100017755

Aldersbrook and Lake House Conservation Area
Article 4 Direction

Date: 01/10/2020

