

Dear Owner or Occupier,

**CONFIRMATION OF THE REMOVAL OF PERMITTED DEVELOPMENT RIGHTS – IN EFFECT FROM 1<sup>ST</sup> AUGUST 2022**

**ARTICLE 4(1) OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

Established by the Mayor of London, Old Oak and Park Royal Development Corporation (OPDC) is the local planning authority for the Old Oak and Park Royal area. As the local planning authority, we are writing to you about plans to introduce measures to protect employment uses in the area.

Last year we wrote to notify you about a public consultation which took place from 8<sup>th</sup> July 2021 to 30<sup>th</sup> July 2021 on OPDC's proposal to protect employment uses and businesses by introducing an Article 4 Direction to remove permitted development rights that allow Class E (Commercial, Business and Service) to change to Class C3 (Residential dwellinghouse) without planning permission. Class E includes:

- Shops;
- Financial and professional services;
- Food and drink;
- Offices;
- Light industrial;
- Research and development of products or processes;
- Some health/community infrastructure (clinics, health centres, creches, nurseries, day centre);
- Some indoor recreation uses

These permitted development rights only apply in certain circumstances and are also subject to a prior approval process that considers several criteria which must be satisfied. Further guidance on the use classes and rules regarding these permitted development rights can be found at: [www.planningportal.co.uk](http://www.planningportal.co.uk).

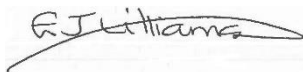
After considering the consultation responses, OPDC Board decided to confirm the Article 4 Direction on 22nd June 2022 and it comes into effect on **1st August 2022**. From 1st August 2022, the Article 4 Direction will have the effect of removing these permitted development rights. The change of use of buildings currently in Class E use to a residential use (C3) would then require an application for planning permission.

A copy of the public notice, the Article 4 Direction and a map of the area it relates to is enclosed. These are also available to view on our website ([www.london.gov.uk/opdc-article4](http://www.london.gov.uk/opdc-article4)) and at the following locations:

- OPDC Offices, 1<sup>st</sup> Floor, Brent Civic Centre, HA9 0FJ
- Wembley Library, Brent Civic Centre, HA9 0FJ
- Harlesden Library, 49A Craven Park Road, NW10 8SE
- Brent Hub Community Enterprise Centre, 6 Hillside, NW10 8BN
- The Woodward Buildings, 1 Victoria Road, London, W3 6FA

Should you have any questions or to request an alternative format (translations, Braille or audio format), please email the Old Oak & Park Royal Development Corporation at: [article4@opdc.london.gov.uk](mailto:article4@opdc.london.gov.uk) or telephone on 020 7983 6520.

Yours faithfully,



Emma Williamson (Director of Planning)  
Old Oak and Park Royal Development Corporation

Enc. Public Notice, Article 4 Direction and Article 4 Direction plan

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2015 (AS AMENDED)  
NOTICE OF CONFIRMATION OF ARTICLE 4(1) DIRECTION  
RELATING TO THE OLD OAK & PARK ROYAL DEVELOPMENT CORPORATION**

NOTICE IS GIVEN that the Old Oak and Park Royal Development Corporation ('OPDC') has confirmed an Article 4(1) Direction ('the Direction') on 22<sup>nd</sup> June 2022 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('the Order') (as amended).

The Direction applies to land and properties within the area shown edged and shaded in orange on the plan accompanying the Direction and to development described in the Schedule below. The effect of the Direction is to remove permitted development rights for Class E (Commercial, Business and Service uses) to change to dwellinghouses (Class C3) from the date that the Direction comes into force. Such development shall not be carried out within the area edged and shaded in orange on the plan accompanying the Direction unless planning permission is granted by the OPDC on an application made to the OPDC under Part III of the Town and Country Planning Act 1990 (as amended).

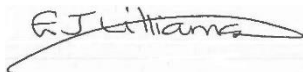
**The Direction shall come into force on 1 AUGUST 2022.** A copy of the Direction, including the accompanying plan defining the area covered, is available for inspection at [www.london.gov.uk/opdc-article4](http://www.london.gov.uk/opdc-article4) and in the following locations:

- OPDC Offices, 1<sup>st</sup> Floor, Brent Civic Centre, HA9 0FJ
- Wembley Library, Brent Civic Centre, HA9 0FJ
- Harlesden Library, 49A Craven Park Road, NW10 8SE
- Brent Hub Community Enterprise Centre, 6 Hillside, NW10 8BN
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**SCHEDULE**

Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of Part C of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 (as amended) ("the Use Classes Order") from a use falling within Class E of Part A of Schedule 2 of the Use Classes Order being development comprised within Class MA of Part 3 of Schedule 2 to the Order and not being development comprised within any other class.



Emma Williamson  
Director of Planning  
Old Oak and Park Royal Development Corporation

**ARTICLE 4 DIRECTION  
Old Oak & Park Royal Development Corporation**

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

**DIRECTION WITHOUT IMMEDIATE EFFECT MADE UNDER ARTICLE 4(1)**

**WHEREAS** the Old Oak & Park Royal Development Corporation being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the Order”), is satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land shown edged and shaded in orange on the accompanying plan, 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 local planning authority in pursuance of the power conferred on them by Article 4(1) of the Order, hereby direct that the permission granted by Article 3 of the Order shall not apply to development of the description set out in the Schedule below in respect of the land edged and shaded orange on the attached plan.

**THIS DIRECTION** is made under Article 4(1) of the Order and, in accordance with paragraph 1 of Schedule 3 of the Order shall come into force on 1 AUGUST 2022 if confirmed.

**SCHEDULE**

Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of Part C of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 (as amended) (“the Use Classes Order”) from a use falling within Class E of Part A of Schedule 2 of the Use Classes Order being development comprised within Class MA of Part 3 of Schedule 2 to the Order and not being development comprised within any other class.

Made by the Old Oak & Park Royal  
Development Corporation, this.....25th.....day of.....June.....2021



(David Lunts, OPDC CEO) Authorised signatory



(Jasbir Kaur Sandhu, Chief Finance Officer) Authorised signatory

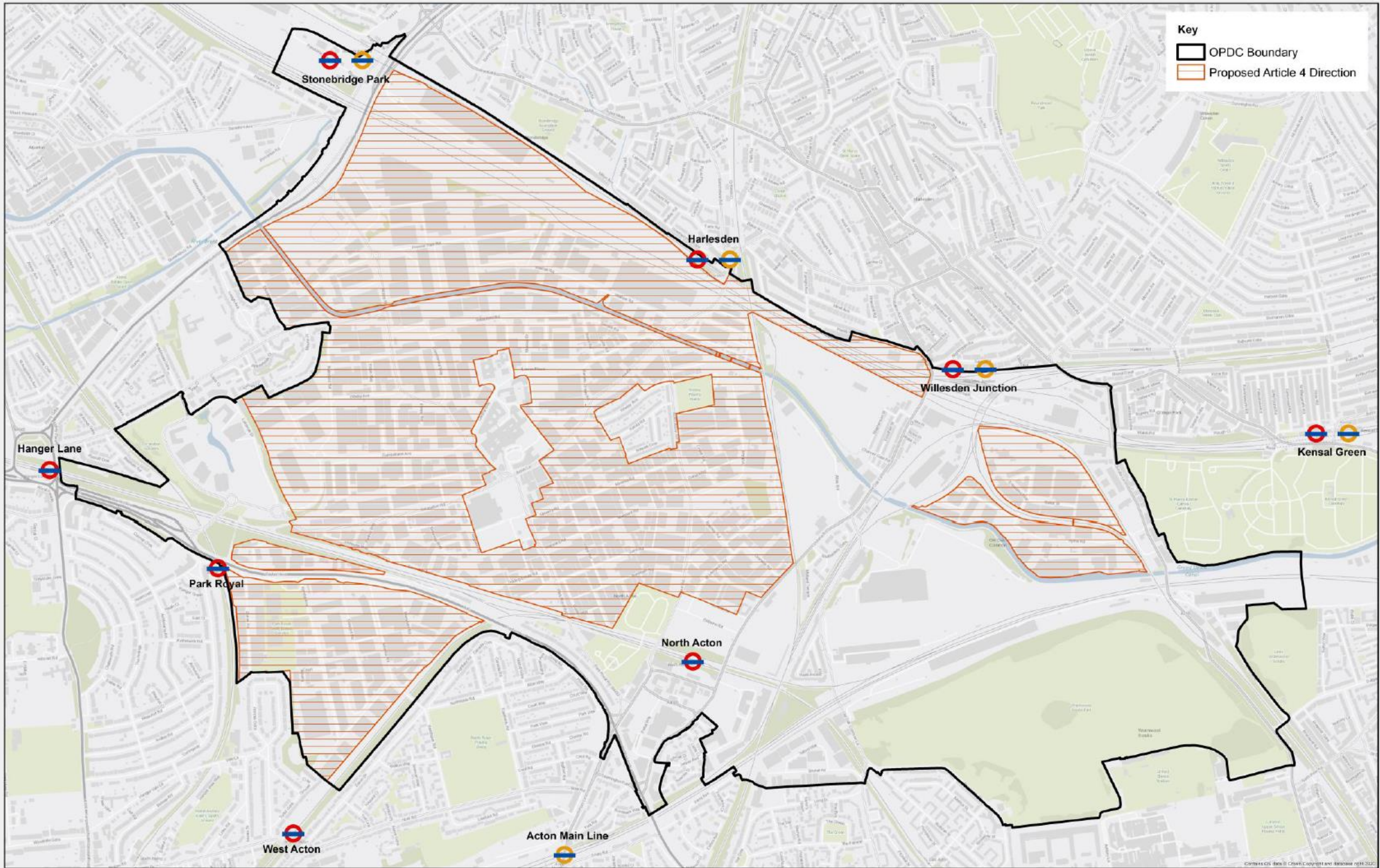
Confirmed by the Old Oak & Park Royal  
Development Corporation, this...22<sup>nd</sup> .....day of.....June.....2022



Authorised signatory



Authorised signatory



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Old Oak and Park Royal Development Corporation

**Proposed Article 4 Direction Plan**

Date: 16.06.2021  
 Version: 1  
 Status: Draft  
 Drawn by: KT  
 Checked by: TC/PLL

**OPDC**  
 OLD OAK AND  
 PARK ROYAL  
 DEVELOPMENT  
 CORPORATION

**MAYOR OF LONDON**

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