**ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR A CHANGE OF USE FROM LAUNDERETTE TO RESIDENTIAL**

Key Decision No. NH N65

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<th>CABINET MEETING DATE (2016/17)</th>
<th>CLASSIFICATION:</th>
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<td>27 March 2017</td>
<td>Open</td>
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**WARD(S) AFFECTED**

Clissold, Hoxton East and Shoreditch, King’s Park, Stoke Newington, Hackney Central, Haggerston, Springfield, Lea Bridge, Hackney Wick

**CABINET MEMBER**

Cllr Nicholson
Planning, Business and Investment

**KEY DECISION**

Yes

**REASON**

Affects two or more wards

**GROUP DIRECTOR**

Kim Wright, Group Director of Neighbourhoods and Housing
1. **CABINET MEMBER’S INTRODUCTION**

1.1 Launderettes are important community facilities that provide a service to residents and are considered an essential facility that helps meet the day to day needs of local communities. Launderettes are a key part of ‘lifetime’ neighbourhoods.

1.2 Launderettes provide access to laundry facilities for a broad range of residents including students, those of us forced to live in temporary accommodation or don’t have access at home to laundry facilities.

1.3 Changes imposed by central Government to national permitted development rights now threaten the future of Launderettes on our high streets. The changes allow a developer / owner to change the use of a premises from being a Laundrette to residential use without the need of making a Planning application.

1.4 An Article 4 Direction is an effective device that would require a developer / owner to seek Planning permission before changing the use of a Laundrette. This gives an opportunity for the Council and the community to identify need in an area and ensure that Planning can support the retaining of a Laundrette were it is needed.

1.5 I commend this report to Cabinet.

2. **GROUP DIRECTOR’S INTRODUCTION**

2.1 This report seeks Cabinet’s approval for the issue of an Article 4 Direction to withdraw permitted development rights as detailed in paragraph 3.1 of this report. This would mean that a planning application would be required for any potential future change of use of a launderette, or a mixed use with residential, to convert to C3 (residential) use as per the General Permitted Development Order. This action is required so that the Council can manage any potential future use of these properties through the planning process.

2.2 The issue of the A4D is supported by local, regional and national planning policy and guidance. Once the A4D is issued it takes effect after one year, on the date specified on the notice. The Council needs to give notice of issue, send notice to the Secretary of State (who can cancel or modify an A4D), and undergo a 21 day period of consultation. This would mean that a planning application would be required for any potential future change of use. This action is required so that the Council can manage any potential future use of the sites Identified below in paragraph 2.3 through the planning process.

2.3 The properties listed below are included in the A4D on the basis that they contain sites that provide an essential launderette service. These sites are also accessible by the Borough’s residents and visitors. These properties are currently in use as launderettes, a specified sui generis use under the Town and Country Planning (Use Classes) Order 1987. The launderettes to be affected are as follows (and as shown in Appendix 2):

1. 50 Matthias Road
2. 6 Felton Street
3. 6 Gilpin Road
4. 253 Amhurst Road
5. 29 Marsh Hill
6. 20B Pitfield Street
7. 88 Stoke Newington High Street
8. 6-7 Downs Court Parade, Amhurst Road
9. 234 Haggerston Road
10. 112 Upper Clapton Road
11. 94 Chatsworth Road
12. 202 Well Street
13. 195 Mount Pleasant lane
14. 94 Weymouth Terrace

2.4 To note, the PD right does not apply to sites located in on Article 2(3) land (i.e. a conservation area). Therefore launderettes located in conservation areas have been excluded from the list above. Also any future planning application for a change of use will not attract a planning application fee under this A4D.

2.5 Allowing launderettes to convert to residential use without the need for a planning permission is contrary to the Council’s Local Plan policies which looks to manage the balance of land uses within the Borough through the planning system, particularly community facilities. Also by allowing launderettes to convert to residential use under PD will impact upon the Council’s ability to match infrastructure needs with growth through the collection of S106 and Community Infrastructure Levy (CIL) as well as ensure minimum standards are met in terms of design, energy efficiency, parking and space standards. It should be noted that throughout this report, the term “residential” and “dwellinghouse” may be used interchangeably.

3. RECOMMENDATION(S)

Cabinet is recommended:

3.1 To approve the making of a non-immediate Article 4 Direction (“A4D”) (Appendix 1 to this report) to withdraw the permitted development (“PD”) rights granted by Schedule 2, Part 3, Class M of the GPDO for the change of use launderettes (as listed in paragraph 2.3 and as shown in the maps in Appendix 2 of this report) to a use falling within C3 (dwelling houses) use and building operations reasonably necessary to convert the building.

3.2 To approve the notice contained in Appendix 3 of this report, and consultation arrangements (including any modifications) set out in section 6.4 of this report.

3.3 To delegate authority to the Director of Public Realm to insert relevant dates into appendices 2 and 3, and make any general editorial changes required.

3.4 To delegate authority to the Director of Public Realm to approve the Article 4 Direction coming into force following the 12 month notice period, subject to consideration and assessment of consultation responses.

3.5 To delegate authority to the Director of Public Realm to carry out all publicity/consultation arrangements set out in paragraph 6.4 of this report.
4. **REASONS FOR DECISION**

4.1 The Council considers that the use of current PD rights allowing for the change of use from launderettes to a C3 use dwellinghouse without planning permission may constitute a threat to the amenities of the Borough and would be prejudicial to the proper planning of the Borough, in particular the Council’s ability to prevent loss of uses which contribute to the wider strategic aims for the area.

4.2 The approach set out in the Council’s adopted planning policy is to protect community facilities that provide services that meet the needs of the community. In order to facilitate sustainable population and employment growth, the Council needs to ensure that sufficient land is available for launderette use. This is currently done through the planning system, and the implementation of Local Plan policies.

4.3 The new PD rights for the loss of launderettes without management through the planning system could undermine the operation of the retail and community facilities planning policies for the proper planning of the Borough as they may inhibit the Council’s ability to ensure that shopping parades retain a sufficient critical mass of provision accessible by walking, cycling and sustainable transport modes. This is particularly important in the context of a growing population.

4.4 The use of an A4D will maximise the protection of vitally important launderettes. The A4D will safeguard amenity and ensure that the Council retains the ability to plan properly for the area. The justification for this A4D is outlined in this report. As noted the advice given by the government is that local authorities should only consider making A4Ds in exceptional circumstances. It is the Council’s view that exceptional circumstances in protecting community facilities exist in this instance necessitating the need for an A4D as detailed in this report.

4.5 Issues around viability and other matters can be fully assessed through the planning application process; the withdrawal of these PD rights does not necessarily mean that planning consent would not be granted for any change of use, but will enable the Council to weigh up the positives and negatives of any scheme and its impact on the amenity of the surrounding area.

4.6 Given the above, the Local Planning Authority (LPA) is satisfied that it is expedient (in accordance with paragraph (1) of article 4 of the GPDO) that development that would normally benefit from PD rights should not be carried out unless permission is granted for it on application in accordance with the development plan (which includes the London Plan, Core Strategy, and the Development Management Local Plan (DMLP), unless material considerations indicate otherwise.

5. **DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

5.1 **If an A4D is not issued.** Without being able to assess and manage the loss and amenity impacts, the Borough could continue to see a decline in the number of launderettes below acceptable levels. Subsequently local jobs could be at risk of being lost as well as there being a detrimental effect on the viability and vitality of town centres and shopping parades. As such this option was rejected.
If an A4D is issued borough-wide. After researching the number of launderettes located in the borough, 14 were found. Therefore it was considered unnecessary to issue an A4D for the whole borough, as 14 is considered a practicable amount to serve individually. As such this option has been rejected.

If an A4D is only issued in town centres. After analysing the number of launderettes located in the borough that are not located in a conservation area, only 2 of the 14 listed are located in a town centre or local shopping centre. Therefore only 2 would be protected by the A4D in the whole borough, leaving the other ones exposed to being changed to residential without planning permission. As such this option has been rejected.

6. BACKGROUND

6.1 Policy Context and Impacts

Launderettes

6.1.1 The number of Launderettes have decreased significantly in modern times, from a national peak of 12,500 in the 1980s to just 3000. 450 of this 3000 are located in London. A 2014 Hackney survey identified only 4 launderettes located in the Borough’s town centres and local shopping centres, (in Broadway Market, Hoxton Street, Well Street and Wick Road local shopping centres). Other launderettes are located outside of the town centre network.

6.1.2 Consultancy Nathaniel Lichfield & Partners (NLP) carried out research and found that almost 97 per cent of UK households now own a washing machine, however a significant number of young singles living in major cities do not. The research also found that, if every launderette in London were to be converted into homes, it would meet only 0.6 per cent of the capital’s annual housing need.

6.13 A 2015 report published by Loughborough University and the Trust for London called “A Minimum Income Standard for London” refers to the impact that space restrictions have on the ability for residents to wash and dry their clothes. London families, particularly with three or more children who lived in flats with no garden found it harder to dry clothes with no tumble dryer, due to the lack of space in their homes, the cost of buying and running the machine and also creating damp from clothes lying on airers.

6.14 According to the National Association of the Launderette Industry (NALI) launderettes are currently mostly used by students, people who cannot afford to buy a washing machine, wealthy professionals who pay for an attendant to do their washing and drying, and the elderly who enjoy the company of others at the launderette.

Permitted Development rights

6.1.5 In April 2014 the Government introduced a change to the General Permitted Development Order (‘GPDO’) which allowed under Class M of Part 3 of Schedule 2 for a change of use of a building and any land within its curtilage from a use falling within Class A1 (shops), Class A2 (financial and professional services), betting office, pay day loan shop, or a mixed use combining these uses and residential, and
works necessary to convert the building to a use falling within Class C3 (dwellinghouses) of that Schedule without requiring planning permission. This is subject to a number of other conditions. An A4D was made in July 2015 and confirmed in September 2016 to withdraw this permitted development right in all of the Borough’s Major and District Town Centres, and Local Shopping Centres. However during the process of the Council making the A4D, the GPDO was updated in April 2016. This PD right was thus amended to include launderettes which are sui generis in use, to change to dwellinghouses without permission.

6.1.6 This A4D is concerned with removing PD rights status from launderettes to convert to a dwellinghouse use. According to the GPDO, development is not permitted under Class M if:

(a) the building was not used as a launderette (i) on 20th March 2013, or (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use;

(b) permission to use the building for a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order has been granted only by this Part;

(c) the cumulative floor space of the existing building changing use under Class M exceeds 150 square metres;

(d) the development (together with any previous development under Class M) would result in more than 150 square metres of floor space in the building having changed use under Class M;

(e) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

(f) the development consists of demolition (other than partial demolition which is reasonably necessary to convert the building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order); or

(g) the building is— (i) on article 2(3) land; (ii) in a site of special scientific interest; (iii) in a safety hazard area; (iv) in a military explosives storage area; (v) a listed building; or (vi) a scheduled monument.

6.1.8 The conditions in relation to the PD right are as follows. Before beginning the development, the developer must apply to the local planning authority for determination as to whether prior approval of the authority will be required as to —

(a) transport and highways impacts of the development,

(b) contamination risks in relation to the building,

(c) flooding risks in relation to the building,

(d) whether it is undesirable for the building to change to a use falling within Class C3 because of the impact of the change of use— (i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or Class A2 (financial and professional services) of that Schedule or, as the case may be, a building used as a launderette, but only where there is a reasonable prospect of the building being used to provide such services, or (ii) where the building is located in a key shopping area, on the sustainability of that shopping area, and

(e) the design or external appearance of the building.
Planning Policy

6.1.9 The making of this A4D is considered to be in compliance with paragraph 200 of the National Planning Policy Framework (NPPF) which states that A4Ds should be used in “situations where this is necessary to protect local amenity or the well-being of the area”. Paragraph 70 of the NPPF encourages the delivery of facilities and services the community needs. The A4D is also considered to be in compliance with the London Plan policies as well as Hackney’s Core Strategy and DMLP; that recognises the importance of this type of facility in providing for local communities.

6.1.10 The London Plan values community facilities as making a contribution to ‘lifetime neighbourhoods’. Policy 4.8 ‘Supporting a successful and diverse retail sector and related facilities and services’ states that “the availability of accessible local shops and related uses meeting local needs for goods and services (including post offices and public houses) is also important in securing ‘lifetime neighbourhoods’ – places that are welcoming, accessible and inviting to everyone regardless of age, health or disability and which provide local facilities available for all.” Policy 7.1 ‘Lifetime Neighbourhoods’ states that “People should be able to live and work in a safe, healthy, supportive and inclusive neighbourhood with which they are proud to identify. They should have easy access by public transport and active travel modes (walking and cycling) to services and facilities that are relevant to them and should be able to safely and easily move around their neighbourhood through high quality spaces, while having good access to the wider city. They should have safe and easy access to a network of open and green spaces that meets their recreational needs to enhance their health and wellbeing, as well as welcoming and easily accessible communal spaces that provide opportunities for social interaction. The natural and built environment of the neighbourhood should reinforce a strong, unique local history and character that is easy to relate to.”

6.1.11 Policy DM5 “Protection and Delivery of Social and Community facilities and Places of Worship” of the DMLP sets out the Council’s approach to protecting social and community facilities, and their loss will be resisted unless a replacement facility which meets the needs of the community can be found. Paragraph 4.3.15 of the DMLP also highlights the key role in sustainable development that non designated local shopping parades have in providing access to day-to-day necessities within walking distance from home. Policy 13 of the Core Strategy “Town Centres” also seeks to protect the loss of essential day-to-day needs for the local community, including launderettes.

6.1.12 Hackney has experienced considerable population growth over the last 10 years which is set to continue at a strong pace in the future. This population growth needs a range of services to support it which Hackney’s Local Plan policies are aimed at achieving.

6.1.13 The new PD right permitting the change of use from launderette to dwellinghouse is considered to have adverse impacts on the proper planning of the Borough, with the Council being unable to manage the process of the change of use of these properties and being unable to oversee the quality of the new development as a result. The PD right can also result in adverse amenity, and socio-economic impacts in the wider community.
6.2 Equality Impact Assessment (EqIA)

An EqIA has been produced to assess the impact of the proposed A4D. There are no significant equality issues raised. Any equality issues raised through consultation will be fully assessed, and a new EqIA produced.

6.3 Sustainability

6.3.1 Hackney’s Sustainable Communities Strategy 2008-2018 aims for Hackney to remain “a pleasant place with attractive neighbourhoods where people want to live, and that the projected growth in population and rise in housing density, brings us a more vibrant local economy, but without losing the sense of cohesion in the community.” Planning policies which seek to protect retail units including launderettes and encourage a balanced and diverse range of uses to ensure that local residents, workers and visitors have a reasonable access to a range of and choice of essential local shops and services have an important role to play in achieving attractive neighbourhoods.

6.3.2 Hackney residents, particularly those with accessibility needs or with low household incomes should be able to access launderettes in close proximity within walking distance to where they live, or to use sustainable modes of transport to visit them. For these reasons it is important the Borough’s finite supply of launderettes is protected so that enough facilities exist locally to support a growing population.

6.4 Consultations

6.4.1 Consultation on the A4D will comply with legal requirements. It is proposed that the Council makes a non-immediate A4D for which the process would be as follows:

• Stage 1 - The Council makes a non-immediate A4D withdrawing PD rights;

• Stage 2 – The Council publishes the notice of the A4D in Hackney Today and on the Council website over a minimum consultation period of 21 days and place site notices by each of the launderettes as indicated in paragraph 2.3 and Appendix 2 for at least 6 weeks. Serving the notice on the owners or occupiers of each launderette affected;

• Stage 3 – On the same day that the notice is given under Stage 2 above, the Council notifies the Secretary of State who has powers to modify or cancel an A4D at any point before or after the confirmation;

• Stage 4 – Review consultation responses and review the A4D if necessary including not confirming or making a new A4D;

• Stage 5 – The A4D comes into force at least twelve months after the date on which the notice is first published provided this proposed date is at least 28 days after, but no longer than two years after, the date upon which the consultation period begins; and

• Stage 6 – if the A4D is confirmed give notice in Hackney Today, display site notices in the same areas as in stage 2, publish the notice on the Council website and notify
the Secretary of State. Serve notice to the owners and occupiers of each launderette affected.

6.4.2 An A4D cannot be applied retrospectively to properties which have already had their use changed by PD or planning permission; the A4D would only be effective for future changes of use. Permitted development rights can also be used until the date on which the A4D comes into force.

6.5 **Risk Assessment**

6.5.1 A principle concern for the Council is the liability to compensation associated with removing PD rights through an A4D. It is for this reason a non-immediate A4D is being proposed in this instance which includes a 12 month notification period. This notification period before the A4D comes into force removes compensation liability for the Council.

6.5.2 During the 12 month notice period, PD for change of use from launderette to C3 would exist, and landowners are likely to take advantage of these rights. However these risks are considered more manageable than the potential compensation liability that would exist if the Council were to remove these PD rights with immediate effect.

6.5.3 There is also the risk that the Secretary of State cancels or modifies the A4D once confirmed. This risk has been reduced by only applying the A4D to existing launderettes in the Borough.

7. **COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

7.1 This report seeks Cabinet approval for the issue of a non-immediate Article 4 Direction (A4D) to remove the Permitted Development rights from 14 launderettes as detailed in section 2.3.

7.2 A future planning application covered by the A4D for the change of use will not attract a planning application fee. The administrative cost of processing these applications will be met from the existing revenue budgets. The service estimates there is likely to be a minimal number of applications of this type each year.

7.3 The 12 month notification period before the A4D comes into force removes compensation liability for the Council.

8. **COMMENTS OF THE DIRECTOR OF LEGAL**

8.1 The Town and Country Planning (General Permitted Development) Order 1995, Article 4(1) enables permitted development rights granted under the Order to be withdrawn by an Article 4 Direction (“A4D”) provided that the Local Planning Authority considers it expedient that development should not be carried out unless permission
is granted following the submission of a planning application. Paragraph 4 of this Report outlines the expediency and necessity of confirming the non-immediate A4D.

8.2 The Local Planning Authority ("LPA") must comply with the procedure outlined in Schedule 3, paragraph 1 of the Order and the notice requirements. At least a period of 21 days must be given to enable representations to be made. The A4D must specify the date on which it is proposed that the direction will come into force which must be at least 28 days but no longer than 2 years after the date when representations should be made. Recommendation 3.4 proposes that the A4D will be confirmed or not confirmed as coming into force following a period of 12 months.

8.3 The LPA must consider the compensation implications should the A4D be confirmed and brought into force earlier than the 12 months period.
### APPENDICES

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</table>

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ARTICLE 4 DIRECTION
London Borough of Hackney

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

DIRECTION WITHOUT IMMEDIATE EFFECT MADE UNDER ARTICLE 4(1)

WHEREAS the Council of THE LONDON BOROUGH OF HACKNEY (‘the Council’) 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 (‘the Order’), are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the properties shown edged in red on the attached plans, 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 Order, hereby direct that the permission granted by Class M of Part 3 Schedule 2 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below:

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 ……………………...  (insert date).

SCHEDULE

Development consisting of (a) a change of use of a building from—
(i) a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order,
(ii) a use as a betting office, pay day loan shop or launderette, or
(iii) a mixed use combining use as a dwellinghouse with—
(aa) a use as a betting office, pay day loan shop or launderette, or
(bb) a use falling within either Class A1 (shops) or Class A2 (financial and professional services) of that Schedule (whether that use was granted permission under Class G of this Part or otherwise),

(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

1. To be completed when making the article 4 direction. Made under the Common Seal of the London Borough of Hackney this …………………...day of……………. (year)
The Common Seal of the Council was affixed to this Direction in the presence of ..............................................................

Authorised Signatory

2. To be completed when confirming the article 4 direction.
Confirmed under the Common Seal of the London Borough of Hackney this …………………...day of……………. (year)
The Common Seal of the Council was affixed to this Direction in the presence of ..............................................................

Authorised Signatory

PLAN
Appendix 2

Article 4 Direction Maps
Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3 Residential

Site: 50 Matthias Road, N16 8QD

Date: 27/04/2017

Planning and Regulatory Services
Neighbourhoods & Housing Directorate
2 Hillman Street, London, E8 1FB
Site: 6 Felton Street, N1 5NA

Planning and Regulatory Services
Neighbourhoods & Housing Directorate
2 Hillman Street, London, E8 1FB

Date: 27/04/2017
Title: Article 4 Direction to Withdraw Permitted Development Rights
For Change of Use from Launderette to C3 Residential
Scale 1:500
Prepared by: Planning

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Site: 6 Gilpin Street, E5 0HL

Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3

Date: 27/04/2017

Prepared by: Planning

Scale 1:500

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Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3 Residential

Site: 253 Amhurst Road, N16 7UN

Date: 27/04/2017

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Title: Article 4 Direction to Withdraw Permitted Development Rights
For Change of Use from Launderette to C3 Residential

Site: 29 Marsh Hill, E9 5QA

Date: 27/04/2017
Prepared by: Planning

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Site: 20B Pitfield Street, N1 6EY

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Title: Article 4 Direction to Withdraw Permitted Development Rights
For Change of Use from Launderette to C3 Residential

Site: 88 Stoke Newington High Street, N16 7NY

Date: 27/04/2017
Prepared by: Planning

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Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3 Residential

Site: 6-7 Downs Court Parade, Amhurst Road, E8 2AQ
Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3 Residential

Site: 234 Haggerston Road, E8 4HT

Date: 27/04/20

Prepared by: Planning

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Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3 Residential

Site: 112 Upper Clapton Road, E5 9JY

Date: 27/04/20

Prepared by: Planning

Scale 1:500

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Site: 94 Chatsworth Road, E5 0LS

Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3 Residential

Prepared by: Planning

Date: 27/04/2017

Scale 1:500

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Site: 202 Well Street, E9 6QT
Title: Article 4 Direction to Withdraw Permitted Development Rights For Change of Use from Launderette to C3 Residential

Site: 195 Mount Pleasant Lane, E5 9JG

Date: 27/04/2017
Prepared by: Planning

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Title: Article 4 Direction to Withdraw Permitted Development Rights
For Change of Use from Launderette to C3 Residential

Date: 27/04/2017

Site: 94 Weymouth Terrace, E2 8LR

Scale 1:500
Prepared by: Planning

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Appendix 3

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)
NOTICE OF MAKING A DIRECTION WITHOUT IMMEDIATE EFFECT MADE UNDER ARTICLE 4(1) RELATING TO THE LONDON BOROUGH OF HACKNEY

Notice is hereby given that the London Borough of Hackney (‘the Council’) made an Article 4(1) Direction (‘the Direction’) on DATE 1 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) (‘the Order’). The Direction applies to properties shown edged in red line on the plans attached to the Direction and to development described in the Schedule below. The Direction removes permitted development rights for buildings and any land within its curtilage which fall within Launderette (Sui Generis) use or a mixed use with residential to convert to dwellinghouses (Use Class C3) and building operations reasonably necessary to convert the building of this type. Such development shall not be carried out within the Borough unless planning permission is granted by the Council on an application made to the Council under Part III of the Town and Country Planning Act 1990 (as amended).

The Direction was made by the Council on DATE 1 and shall come into force on DATE 2 (12 months later). A copy of the Direction, including a map defining the properties covered, are available for inspection at the Hackney Service Centre, 1 Hillman Street, London, E8 1FB (Ask for the Planning desk, Mon – Fri 10:00am – 12:00pm and 2:00pm – 4:00pm) and by viewing on the Council’s website: http://www.hackney.gov.uk/article-4-directions

Representations may be made concerning the Article 4 Direction (‘A4D’) between DATE 1 2015 and DATE 3 (21 days later). If you wish to make representations you may do so by email to LDF@hackney.gov.uk or by post addressed to: Strategic Policy Team, Planning Service
Public Realm Directorate
London Borough of Hackney
3rd Floor, 2 Hillman Street
London E8 1FB

Any representations must be received by 5pm on DATE 3

SCHEDULE

Development consisting of (a) a change of use of a building from—
(i) a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order,
(ii) a use as a betting office, pay day loan shop or launderette, or
(iii) a mixed use combining use as a dwellinghouse with—
   (aa) a use as a betting office, pay day loan shop or launderette, or
   (bb) a use falling within either Class A1 (shops) or Class A2 (financial and professional services) of that Schedule (whether that use was granted permission under Class G of this Part or otherwise),

to a use falling within Class C3 (dwellinghouses) of that Schedule, and
(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

For enquiries, email: LDF@hackney.gov.uk or telephone the Strategic Policy Team on 020 8356 8084.

Dated this DATE 1