

# Neighbourhood Planning Network



## Article 4 Directions

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## What is an “Article 4 Direction”?

The Town and Country Planning (General Permitted Development) (England) Order 2015

19 broad categories of Permitted Development

An Article 4 Direction removes permitted development rights

Such development then requires planning permission, which has to be assessed on its merits and against policy

**It does not introduce a “blanket ban” for a particular type of use or development, it simply brings the proposed change within the control of the Local Planning Authority**

## The Process of making an Article 4 Direction

Has to be evidence based, which has to be collected and assessed

Consultation period (6 weeks) & statutory notices

Notify Secretary of State

Make formal decision to make the Direction

Direction comes into effect after 12 months, otherwise compensation is payable

**Total time required: 18 months to 2 years**

## Existing Article 4 Directions in Bristol

1971 – Henbury - Alterations & extensions to dwellinghouses and boundary treatments

1974 – Clifton Village – External alterations (Clifton terraces)

1982 – Sherrin Way - Alterations & extensions to dwellinghouses and boundary treatments

2009 – Grove Wood, Blackberry Hill – Gates, walls, fences, and means of enclosure and structures

## Existing Article 4 Directions in Bristol - continued

2011 – Lawrence Hill, Ashley, Cabot, Cotham & Clifton East wards – change of use to small HMOs

2012 – Redland & Clifton West wards - change of use to small HMOs

2012 – Cotham & Redland Conservation Area – boundary walls & hard standings

## Possible future Article 4 Directions in Bristol

Specific wards - change of use to small HMOs – in specific response to new University of Bristol campus at Temple Quarter

Control over Prior Approval changes of use from B1 Office to Residential.....?