



Department for Levelling Up,
Housing & Communities

Joanna Averley
Chief Planner

***Department for Levelling Up,
Housing and Communities***
3rd Floor, Fry Building
2 Marsham Street
London SW1P 4DF

Ade Adetosoye CBE
Chief Executive
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
BR1 3UH

Your reference:
Our reference:

12 September 2023

Dear Ade,

Re. Modification of 18 Article 4 directions in relation to Class ZA of the Town and Country Planning (General Permitted Development) (England) Order 2015 for sites within the London Borough of Bromley

Background

As you are aware, with effect from 31st August 2020 Class ZA was inserted into Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the General Permitted Development Order").

Class ZA permits development consisting of the demolition of a detached building which, on 12 March 2020, was in use as a block of flats or an office, research and development or light industrial use, or any combination of these uses, and its replacement with a purpose built detached block of flats or a purpose built detached dwellinghouse, with a use falling within Class C3 (dwellinghouses) of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987, and associated operational development.

On 11th May 2021 the London Borough of Bromley made 18 non-immediate directions under Article 4(1) of the General Permitted Development Order disapplying Class ZA, as set out above, for various employment sites within the London Borough of Bromley ("the Article 4 directions"). The sites relate to:

Beechwood Centre Locally Significant Industrial Site
Bencewell Business Park Locally Significant Industrial Site
Bromley North Business Improvement Area
Bromley South Business Improvement Area
Crayfield Business/ Industrial Park Strategic Industrial Location and Office Cluster
Elmers End Locally Significant Industrial Site
Enterprise House Locally Significant Industrial Site
Farwing Lane Locally Significant Industrial Site

Franklin Industrial Centre Locally Significant Industrial Site
Higham Hill Farm Locally Significant Industrial Site
Kimberley Business Park Locally Significant Industrial Site
Klingers Strategic Industrial Location
Knoll Rise Office Cluster
London Road Business Improvement Area
Lower Sydenham Locally Significant Industrial Site
Masons Hill Office Cluster
Sevenoaks Road Strategic Industrial Location
Waldo Road Locally Significant Industrial Site

The Article 4 directions were confirmed by the London Borough of Bromley on 23rd February 2022 and came into force on 11th May 2022.

Consideration and Reasons

In considering the Article 4 directions the Secretary of State has had regard to national policy on Article 4 directions. Paragraph 53 of the National Planning Policy Framework provides that:

The use of Article 4 directions to remove national permitted development rights should:

- where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre);*
- in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities);*
- in all cases, be based on robust evidence, and apply to the smallest geographical area possible.*

Paragraph 050 of the Planning Practice Guidance provides that the Secretary of State will only intervene in Article 4 directions where there are clear reasons for doing so. The Secretary of State considers that there are clear reasons justifying his intervention in the Article 4 directions.

The Class ZA permitted development right provides new opportunities for the demolition and replacement of vacant, detached buildings used as blocks of flats, offices, for research and development or in light industrial use, with detached, purpose built flats or a dwellinghouse, to support housing delivery and economic recovery. The permitted development right includes a number of national safeguards: all new residential units delivered through the permitted development right must meet nationally described space standards; the rights do not apply where the footprint of the building to be demolished exceeds 1,000 square metres or the building is higher than 18 metres; the building must have been vacant for at least 6 months; and, there are prior approvals for, amongst other things, the design and external appearance of the new building.

The Article 4 directions, as made, do not take a sufficiently targeted approach in the assessment of the wholly unacceptable adverse impacts of the permitted development right in each location. Such an approach is necessary to ensure that the Article 4 directions apply only to the smallest geographical area possible. The Secretary of State is therefore of the view that the boundaries must now be modified in accordance with the directions attached to this letter.

This will ensure that the Article 4 directions are focused on protecting a range of types of office, research and development and light industrial locations within the London Borough of Bromley where the permitted development right would have a wholly unacceptable adverse impact on jobs, businesses and the availability of employment space within the Borough. The 18 individual Article 4 directions cover sites within Bromley's Strategic Industrial Locations, Locally Significant Industrial Sites, Business Improvement Areas and office clusters.

These modifications will ensure that the Article 4 direction boundaries for areas within the London Borough of Bromley are justified by robust evidence and comply with national planning policy.

Decision

The Secretary of State has decided to modify the Article 4 directions to restrict the Article 4 directions to the areas shown on the attached maps and I attach directions to that effect.

Procedural issues

For the purposes of paragraphs 1(13) and 1(16) of Schedule 3 of the General Permitted Development Order we hereby notify you of the modification of the Article 4 directions.

Under paragraph 1(17) of Schedule 3, you must give notice of the attached directions in accordance with the provisions of paragraphs 1(1) to 1(3) of Schedule 3 of the General Permitted Development Order. You are required to give notice of these directions as soon as reasonably practicable after receipt of this letter. Although it is a matter for you, it is suggested that you give notice of the directions in the same manner as for the original form of the directions. In due course, please confirm when and where the notice is published or served so we know the date the directions come into force.

The Secretary of State notes that the London Borough of Bromley may make new Article 4 directions in future if justified by further evidence. Any new directions will be considered by the Secretary of State following notification by the London Borough of Bromley.



Joanna Averley
Chief Planner
Department for Levelling Up, Housing and Communities

**DIRECTION UNDER THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

Modification of the Article 4 direction made by the London Borough
of Bromley on 11th May 2021 in relation to development consisting of
Class ZA demolition of buildings and construction of new
dwellinghouses in their place for Beechwood Centre Locally
Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Beechwood Centre Locally Significant Industrial Site within the London Borough of Bromley.

Direction

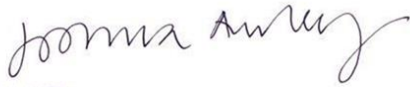
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Beechwood Centre Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

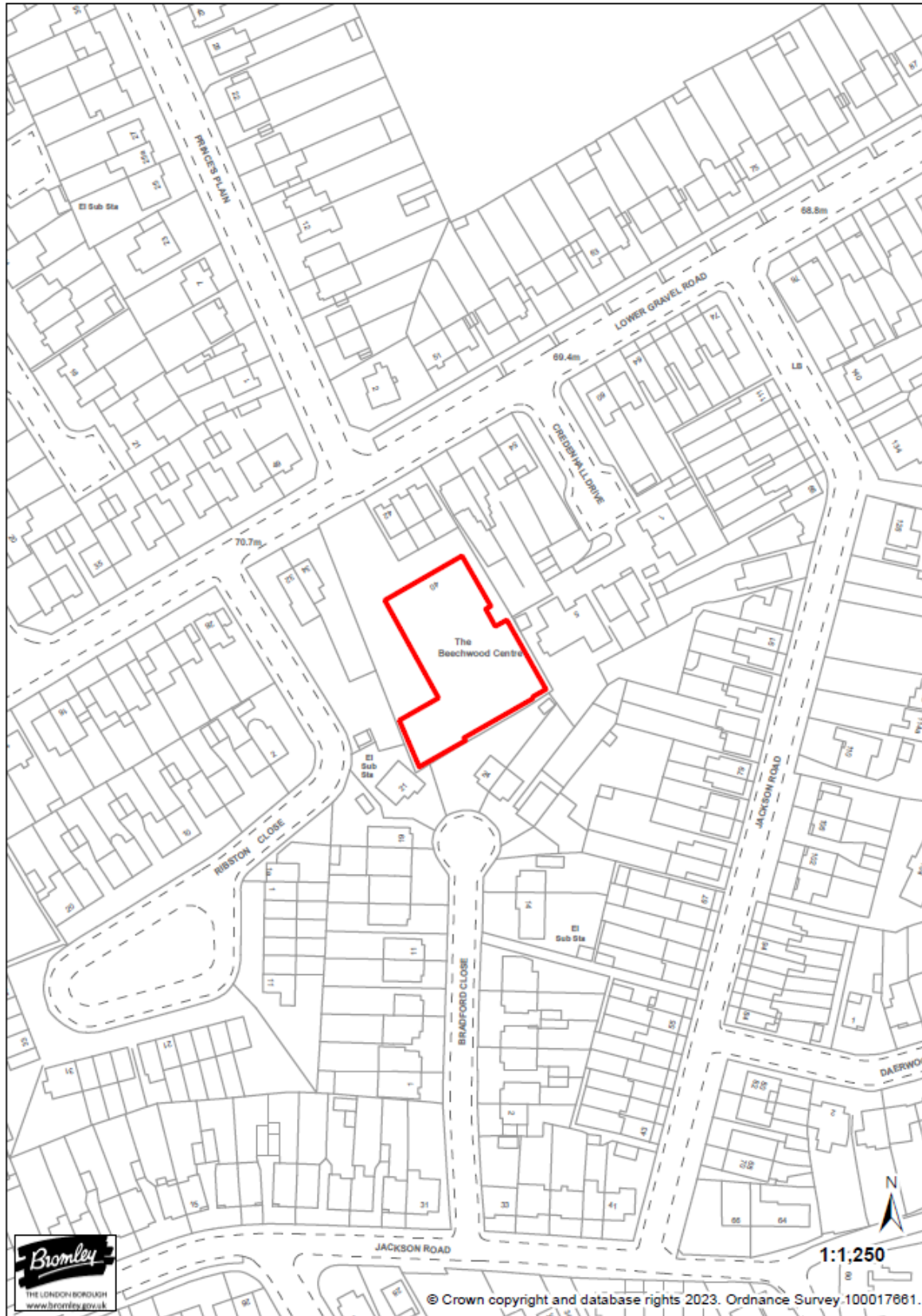
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Beechwood Centre Locally Significant Industrial Site within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Bencewell Business Park Locally Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Bencewell Business Park Locally Significant Industrial Site within the London Borough of Bromley.

Direction

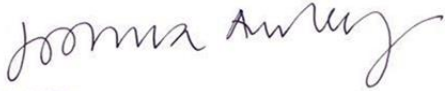
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Bencewell Business Park Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

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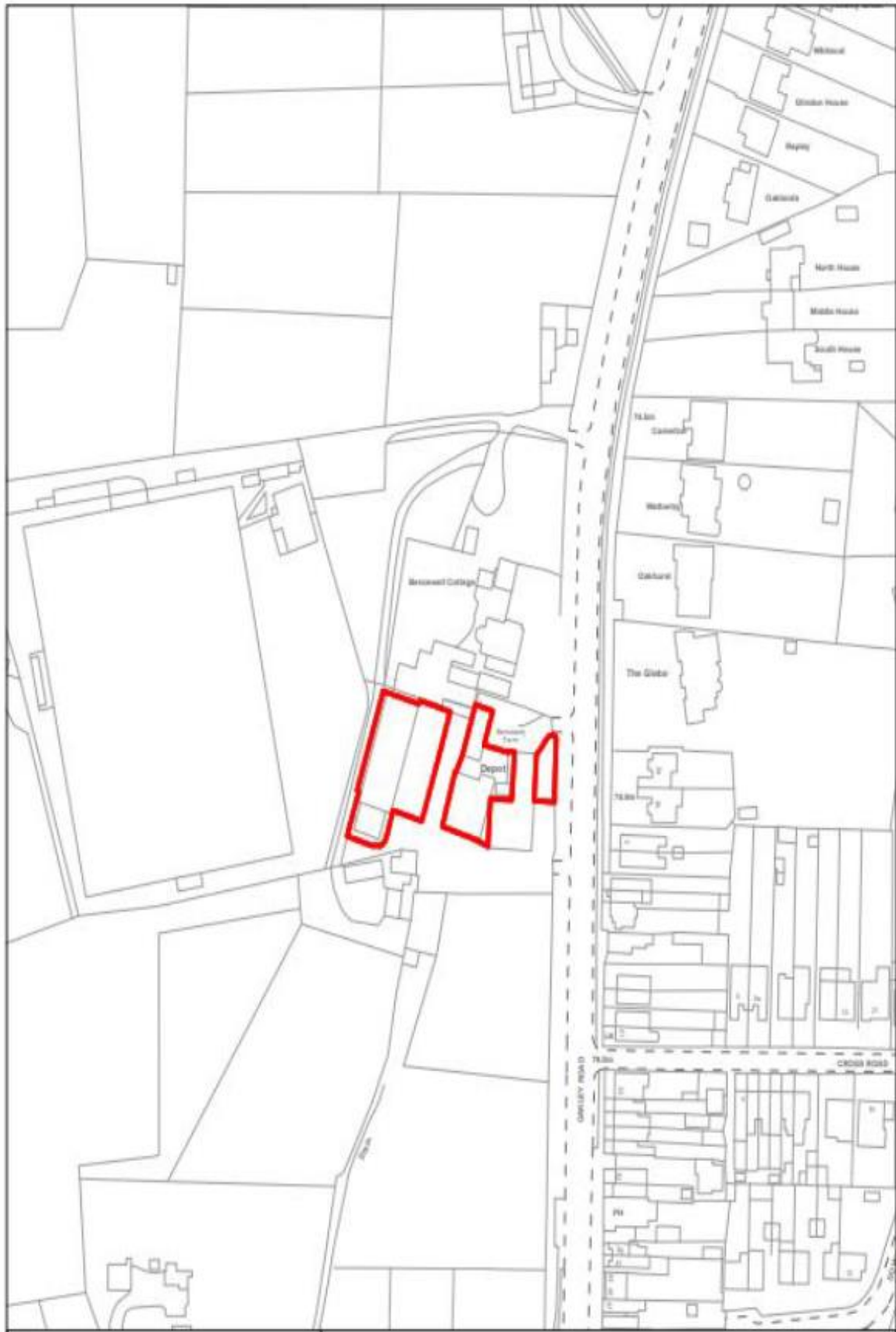
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On: 12 September 2023

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Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Bencewell Business Park Locally Significant Industrial Site within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Bromley North Business Improvement Area

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Bromley North Business Improvement Area within the London Borough of Bromley.

Direction

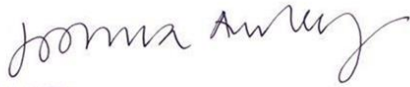
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Bromley North Business Improvement Area within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written over a faint horizontal line.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Bromley North Business Improvement Area within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Bromley South Business Improvement Area

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes, and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Bromley South Business Improvement Area within the London Borough of Bromley.

Direction


2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Bromley South Business Improvement Area within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

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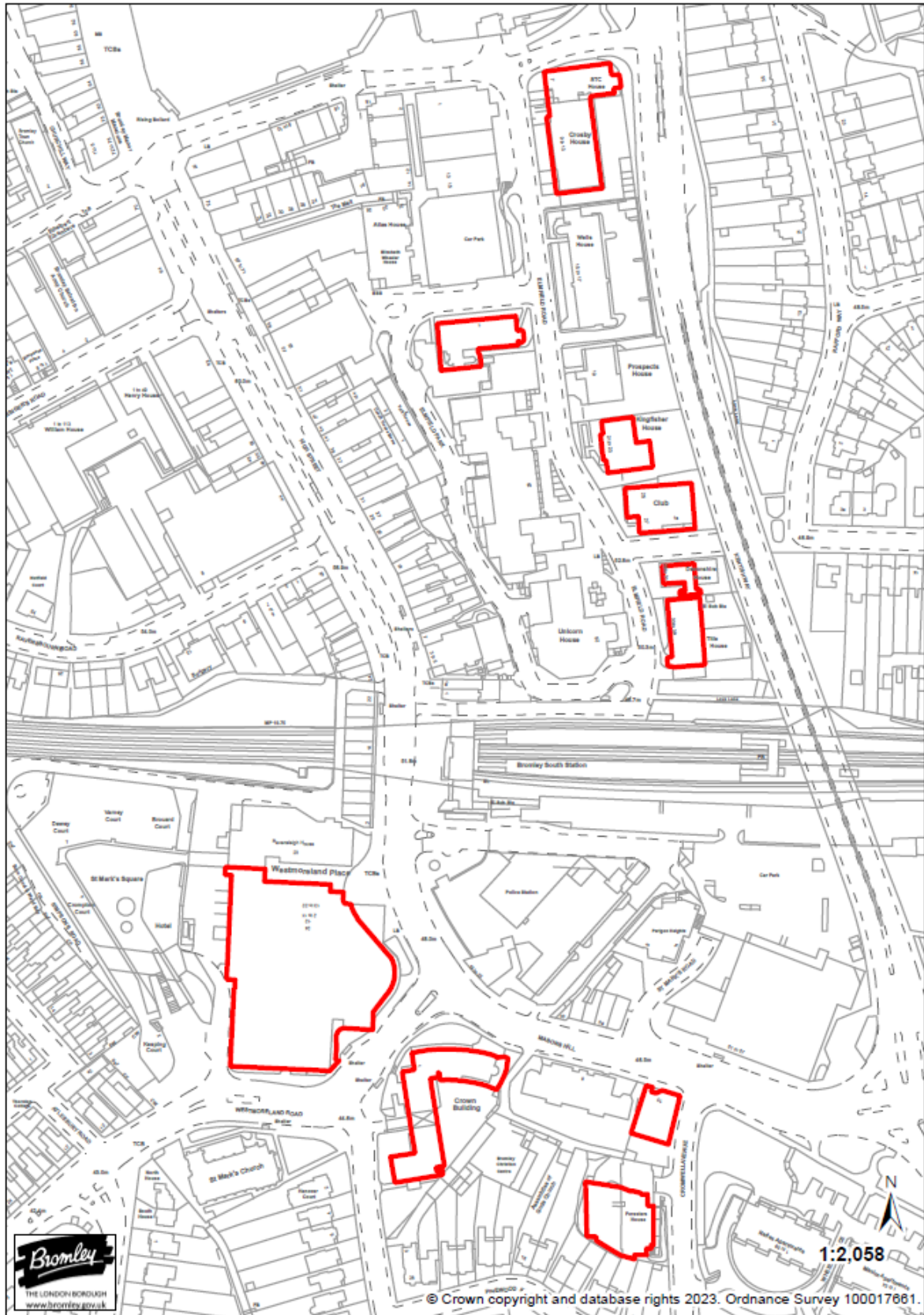
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

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Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Bromley South Business Improvement Area within the London Borough of Bromley



**DIRECTION UNDER THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Crayfield Business / Industrial Park Strategic Industrial Location and Office Cluster

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

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Direction


2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Crayfield Business / Industrial Park Strategic Industrial Location and Office Cluster within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

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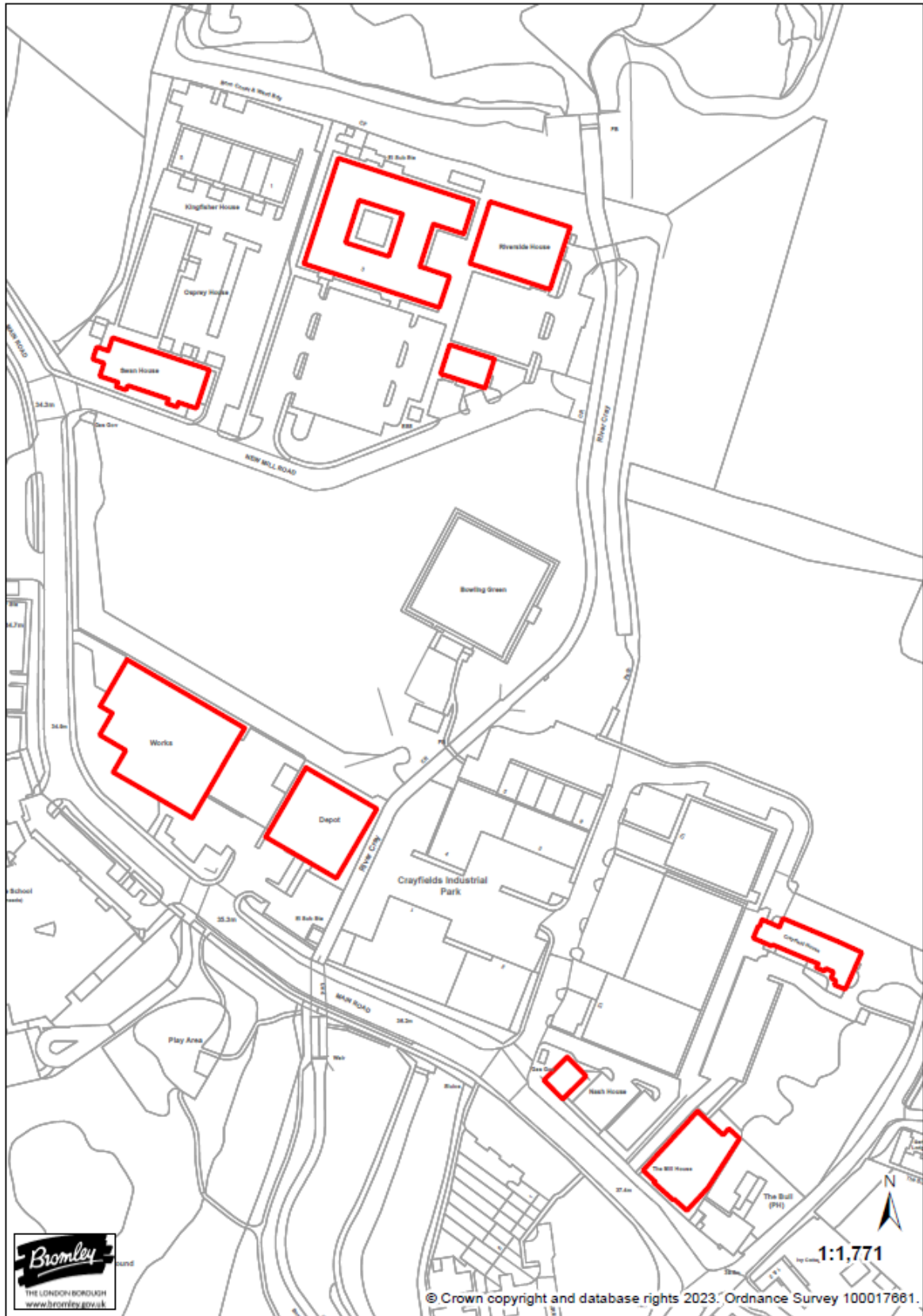
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On: 12 September 2023

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Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Crayfield Business / Industrial Park Strategic Industrial Location and Office Cluster within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Elmers End Locally Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

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Direction

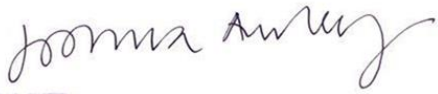
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Elmers End Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
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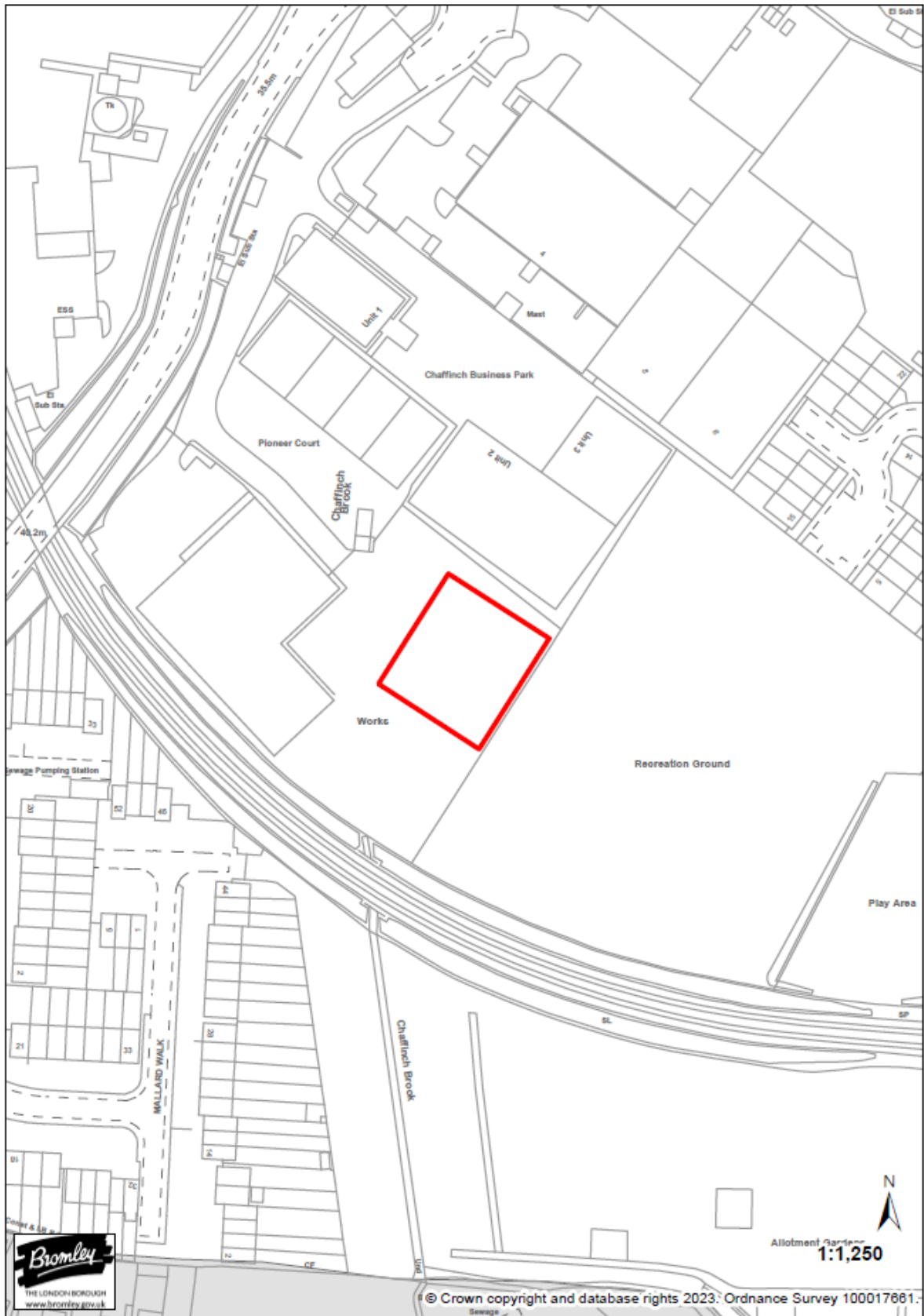
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, reading "Joanna Averley". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Elmers End Locally Significant Industrial Site within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Enterprise House Locally Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

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Direction

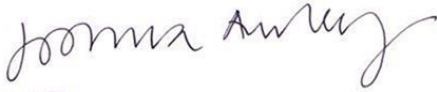
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Enterprise House Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

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Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

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Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Enterprise House Locally Significant Industrial Site within the London Borough of Bromley



**DIRECTION UNDER THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

Modification of the Article 4 direction made by the London Borough
of Bromley on 11th May 2021 in relation to development consisting of
Class ZA demolition of buildings and construction of new
dwellinghouses in their place for Farwig Lane Locally Significant
Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

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Direction

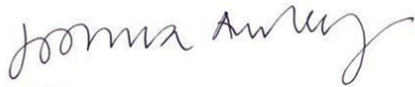
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Farwig Lane Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
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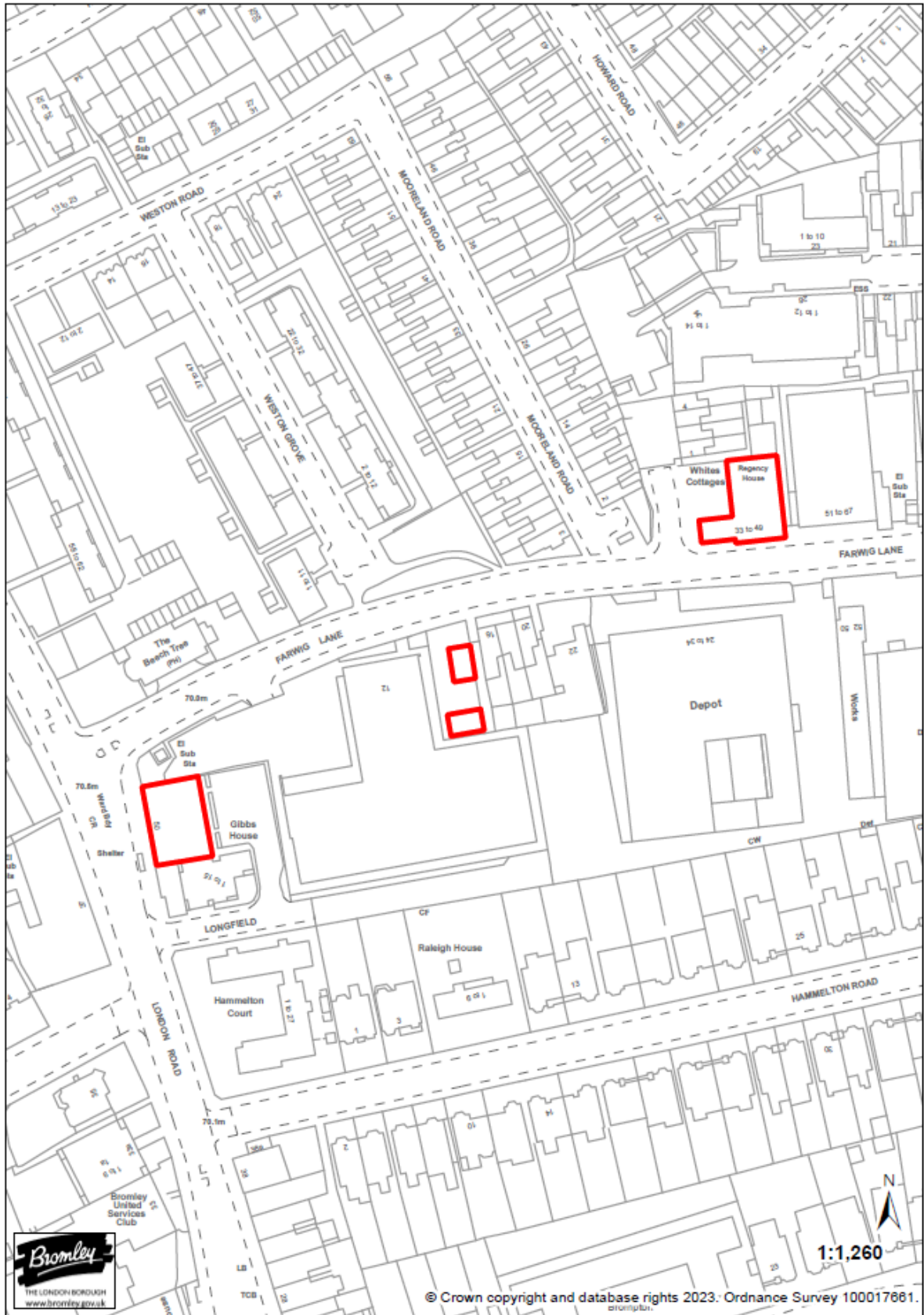
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Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Farwig Lane Locally Significant Industrial Site within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Franklin Industrial Centre Locally Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

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Direction

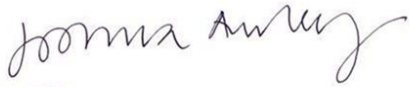
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Franklin Industrial Centre Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

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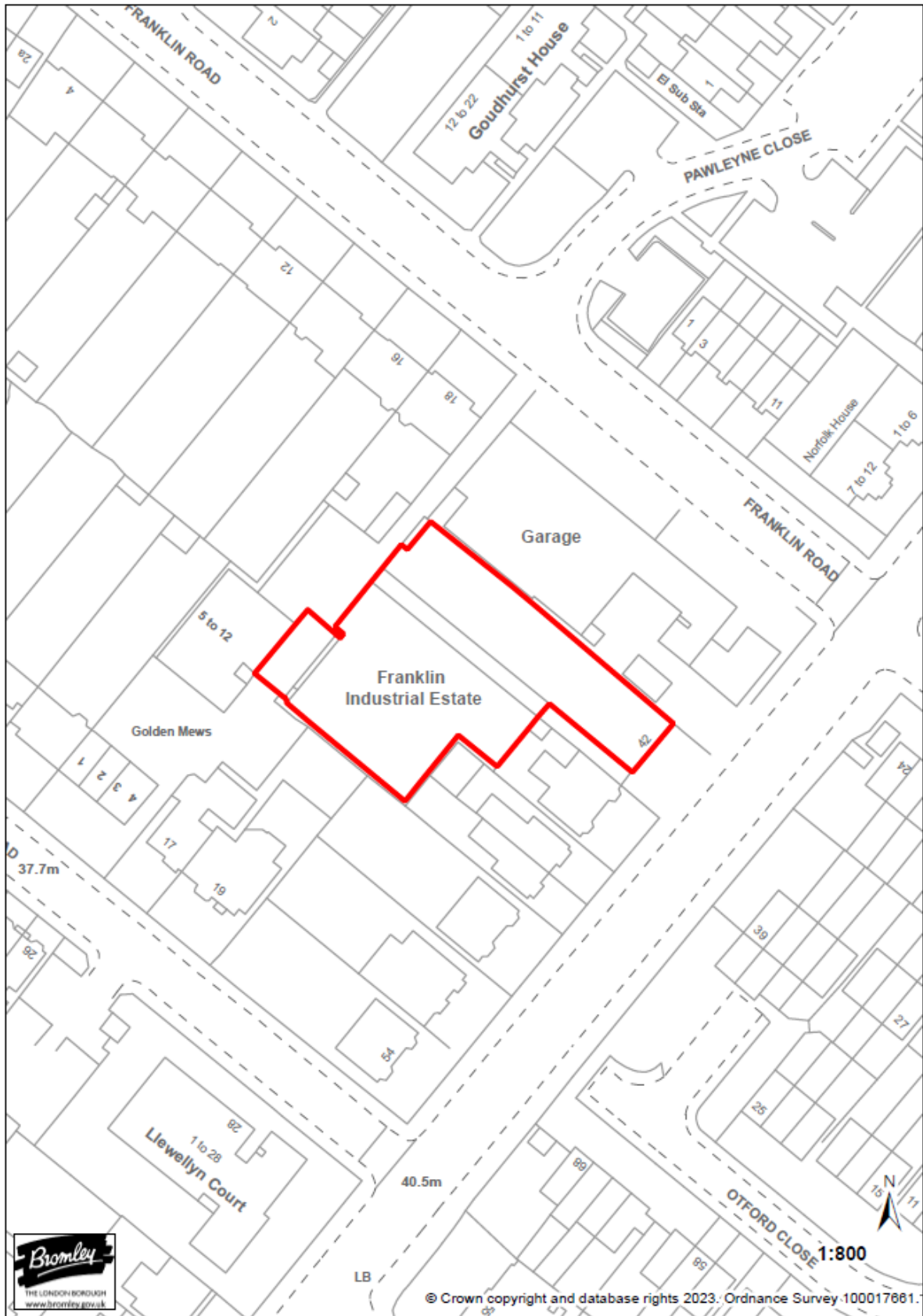
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On: 12 September 2023

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Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Franklin Industrial Centre Locally Significant Industrial Site within the London Borough of Bromley



**DIRECTION UNDER THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

Modification of the Article 4 direction made by the London Borough
of Bromley on 11th May 2021 in relation to development consisting of
Class ZA demolition of buildings and construction of new
dwellinghouses in their place for Higham Hill Farm Locally
Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, or research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Higham Hill Farm Locally Significant Industrial Site within the London Borough of Bromley.

Direction

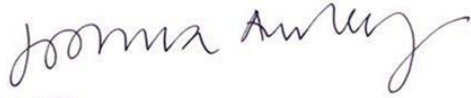
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Higham Hill Farm Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

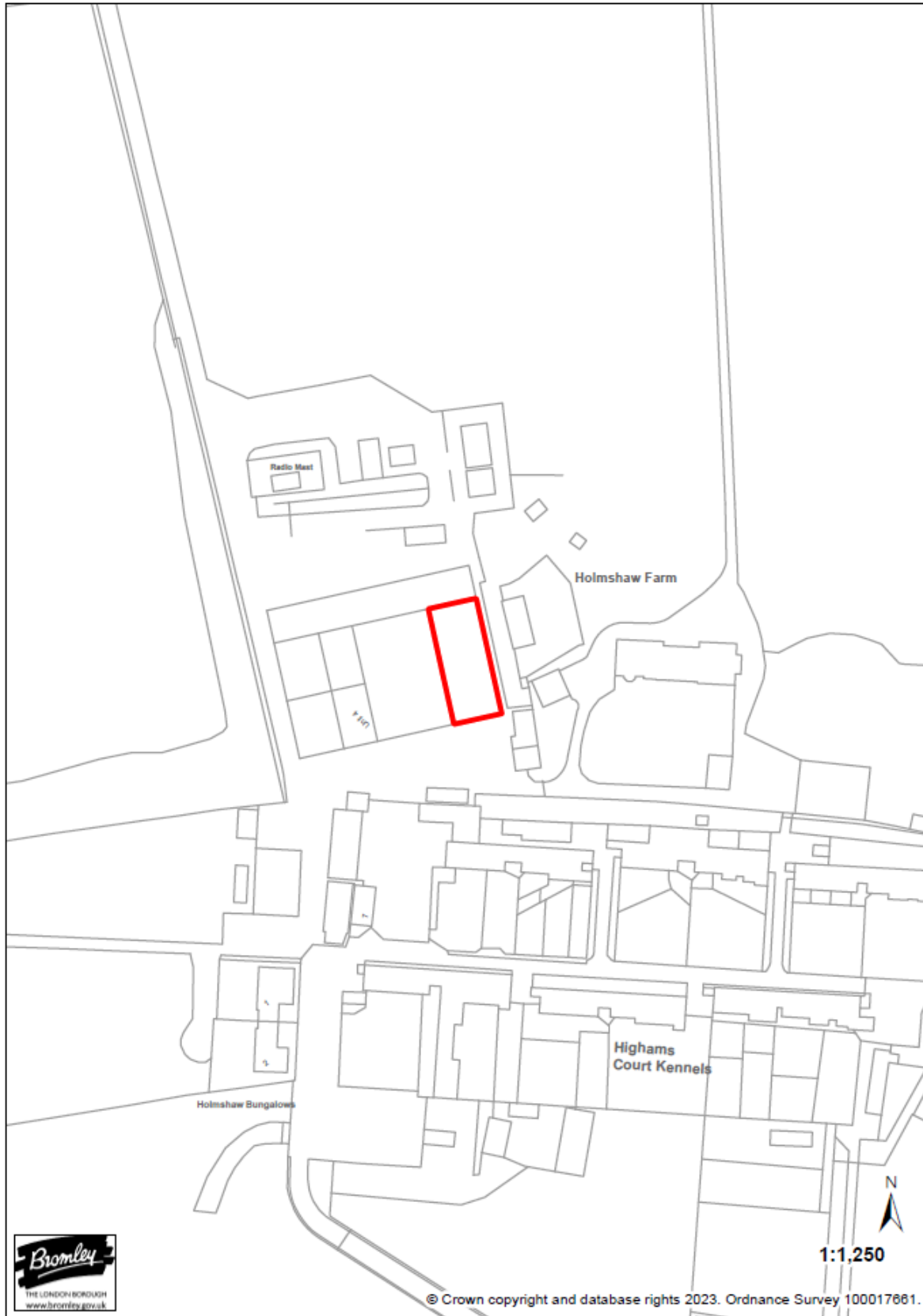
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, reading "Joanna Averley". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Higham Hill Farm Locally Significant Industrial Site within the London Borough of Bromley



**DIRECTION UNDER THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

Modification of the Article 4 direction made by the London Borough
of Bromley on 11th May 2021 in relation to development consisting of
Class ZA demolition of buildings and construction of new
dwellinghouses in their place for Kimberley Business Park Locally
Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Kimberley Business Park Locally Significant Industrial Site within the London Borough of Bromley.

Direction

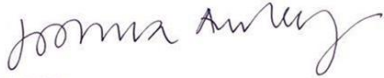
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Kimberley Business Park Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

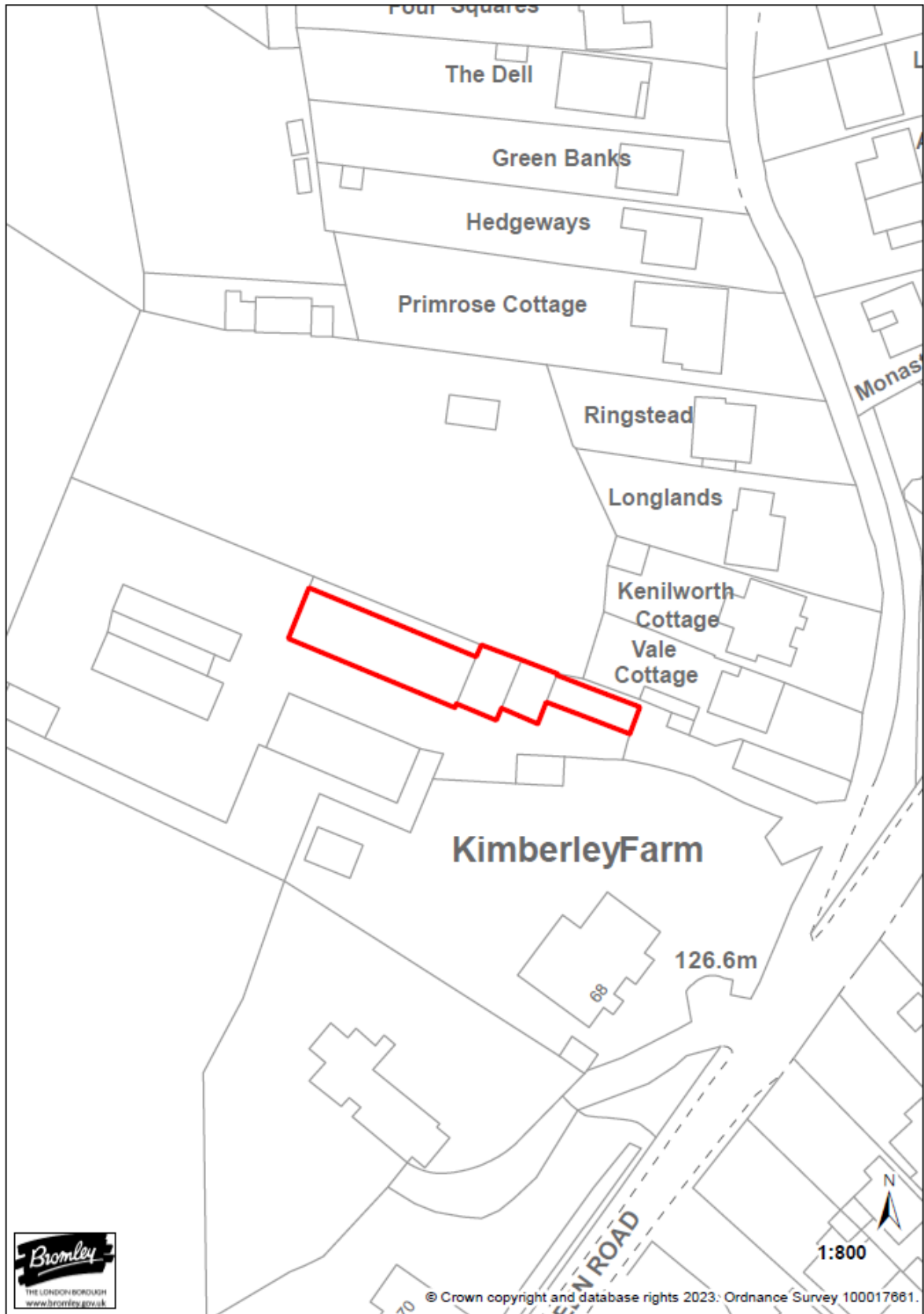
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Kimberley Business Park Locally Significant Industrial Site within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Klingers Strategic Industrial Location

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Klingers Strategic Industrial Location within the London Borough of Bromley.

Direction

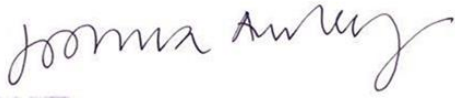
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Klingers Strategic Industrial Location within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Klingers Strategic Industrial Location within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Knoll Rise Office Cluster

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Knoll Rise Office Cluster within the London Borough of Bromley.

Direction

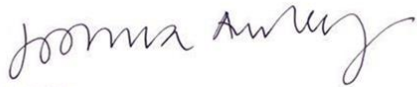
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Knoll Rise Office Cluster within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

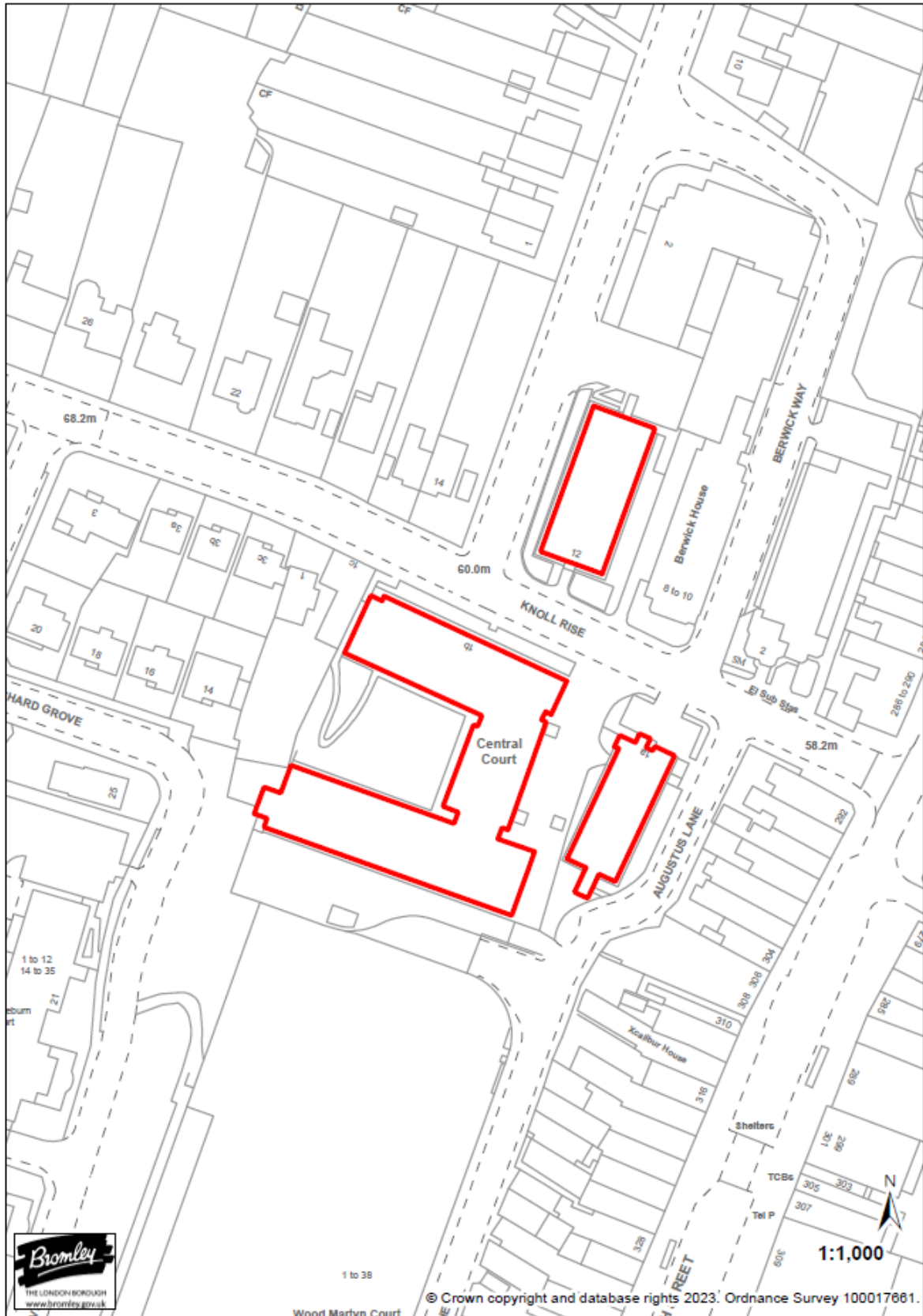
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Knoll Rise Office Cluster within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for London Road Business Improvement Area

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to London Road Business Improvement Area within the London Borough of Bromley.

Direction

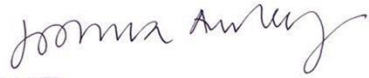
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising London Road Business Improvement Area within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of London Road Business Improvement Area within the London Borough of Bromley



**DIRECTION UNDER THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

Modification of the Article 4 direction made by the London Borough
of Bromley on 11th May 2021 in relation to development consisting of
Class ZA demolition of buildings and construction of new
dwellinghouses in their place for Lower Sydenham Locally
Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Lower Sydenham Locally Significant Industrial Site within the London Borough of Bromley.

Direction

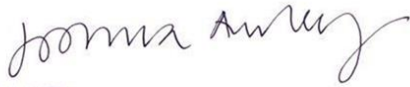
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Lower Sydenham Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

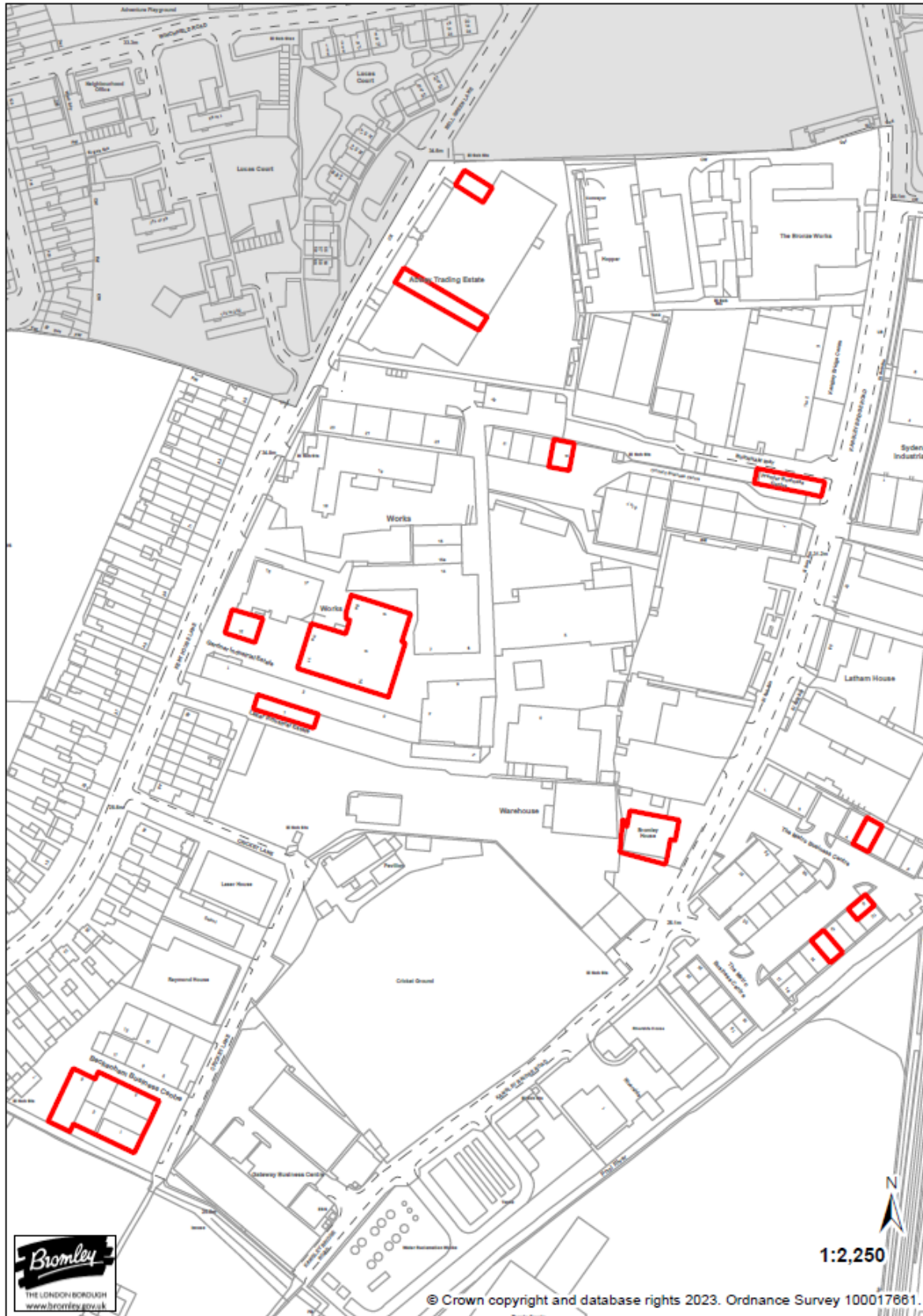
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Lower Sydenham Locally Significant Industrial Site within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough
of Bromley on 11th May 2021 in relation to development consisting of
Class ZA demolition of buildings and construction of new
dwellinghouses in their place for Mason's Hill Office Cluster

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Mason's Hill Office Cluster within the London Borough of Bromley.

Direction

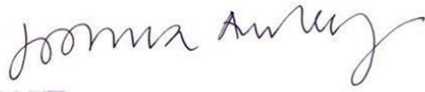
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Mason's Hill Office Cluster within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

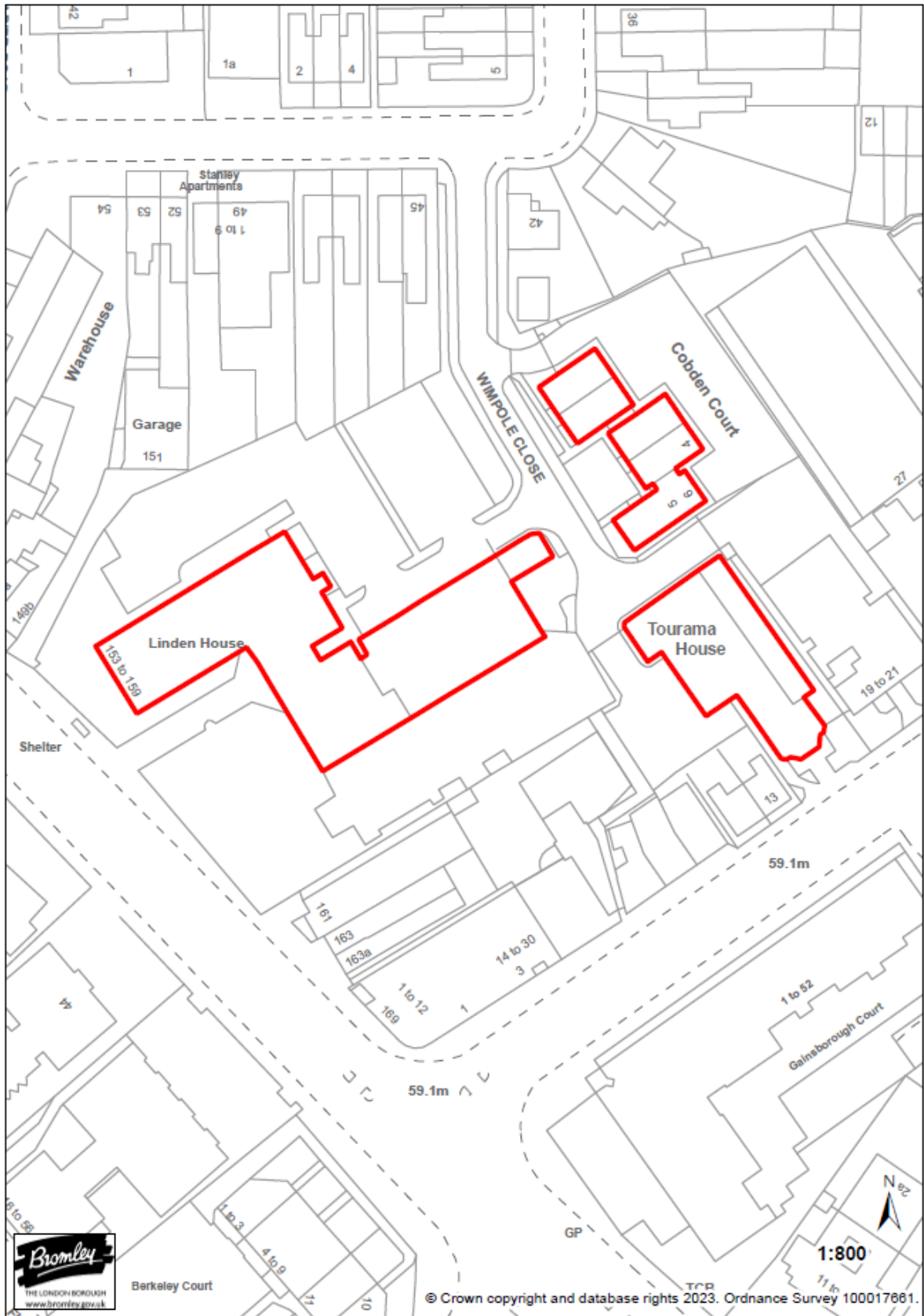
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, reading "Joanna Averley". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Mason's Hill Office Cluster within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Sevenoaks Road Strategic Industrial Location

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Sevenoaks Road Strategic Industrial Location within the London Borough of Bromley.

Direction

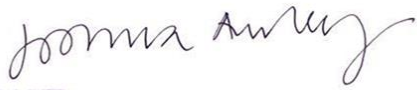
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Sevenoaks Road Strategic Industrial Location within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

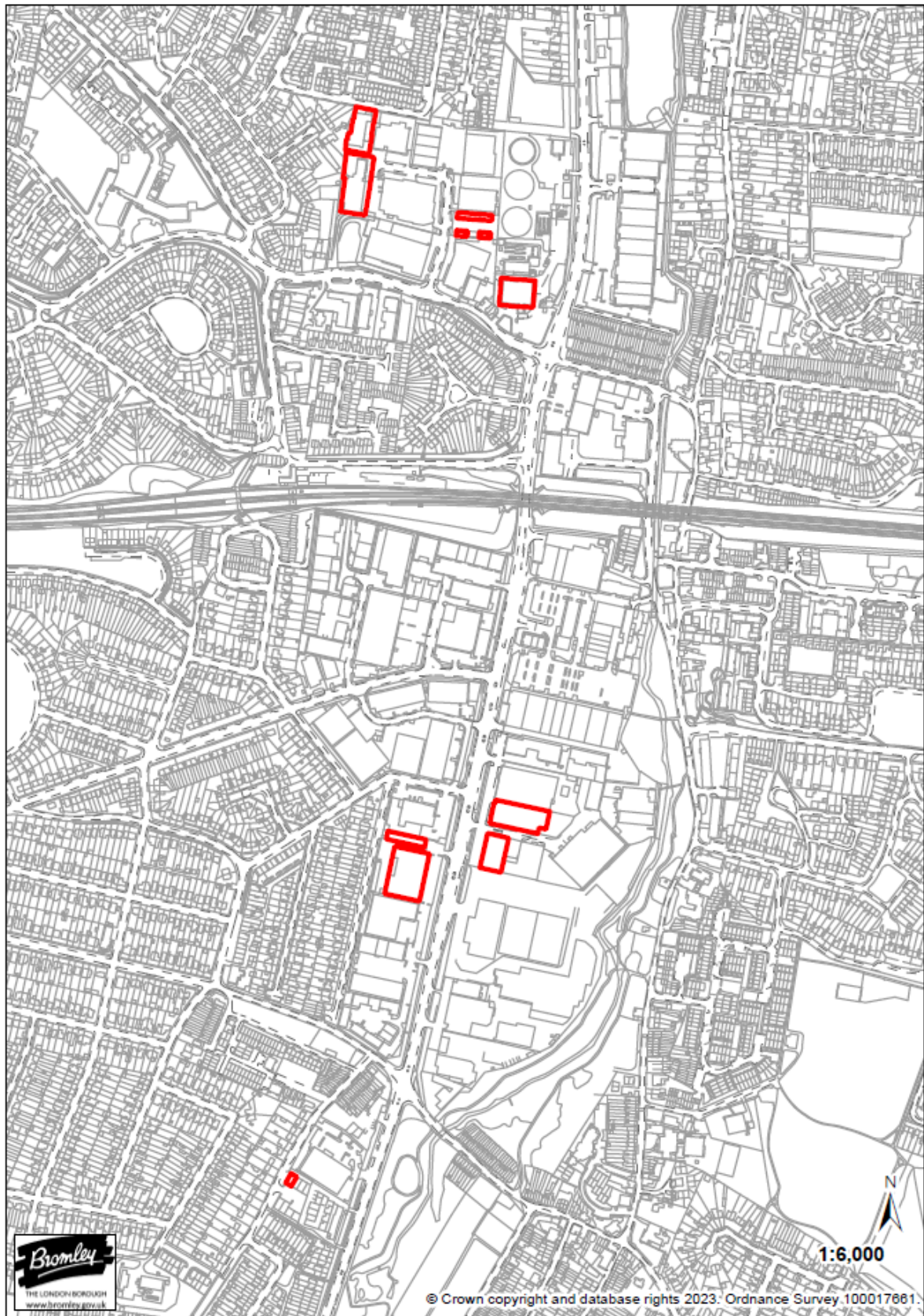
Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Sevenoaks Road Strategic Industrial Location within the London Borough of Bromley



DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Modification of the Article 4 direction made by the London Borough of Bromley on 11th May 2021 in relation to development consisting of Class ZA demolition of buildings and construction of new dwellinghouses in their place for Waldo Road Locally Significant Industrial Site

The Secretary of State for Levelling Up, Housing and Communities, in exercise of the powers conferred by paragraph 1(13) of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of all other powers enabling him in that behalf, makes the following direction:

Interpretation

1. In this Direction-

" General Permitted Development Order" means the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and

"Article 4 direction" means the direction made by the London Borough of Bromley under Article 4 of the General Permitted Development Order on 11th May 2021 in respect of development consisting of the demolition of a detached building comprising premises in a use as a purpose built block of flats or offices, research and development of products and processes and light industrial appropriate in a residential area or any combination of those uses, and its replacement with a detached purpose built block of flats or a purpose built detached dwellinghouse, together with associated operational development, namely development which is permitted by Class ZA as inserted into Part 20 of Schedule 2 to the General Permitted Development Order. The Article 4 direction relates to Waldo Road Locally Significant Industrial Site within the London Borough of Bromley.

Direction

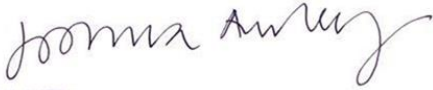
2. The Secretary of State hereby directs that the Article 4 direction is modified as follows:
3. Instead of the Article 4 direction applying to land described in the plan attached to that direction, comprising Waldo Road Locally Significant Industrial Site within the London Borough of Bromley, it shall apply only to the land specified in this Direction.
4. The specified land is the areas outlined in red on the attached map.
5. For the avoidance of doubt, any land outside the areas outlined is not covered by this Direction.

Entry into force

6. This Direction comes into force in accordance with paragraph 1(18) of Schedule 3 of the General Permitted Development Order.

Signed for and on behalf of the Secretary of State for Levelling Up, Housing and Communities

On: 12 September 2023

A handwritten signature in black ink, appearing to read 'Joanna Averley', written in a cursive style.

Joanna Averley
Chief Planner

Map showing Article 4 direction coverage of Waldo Road Locally Significant Industrial Site within the London Borough of Bromley

