

LONDON BOROUGH OF BROMLEY

STATEMENT OF EXECUTIVE DECISION

The Portfolio Holder for Renewal, Recreation and Housing, Councillor Peter Morgan has made the following executive decision:

PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR OFFICE TO RESIDENTIAL DEMOLITION IN BROMLEY'S DESIGNATED OFFICE AND INDUSTRIAL AREAS, 19/11/2020 DEVELOPMENT CONTROL COMMITTEE

Reference Report:

*PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR OFFICE TO RESIDENTIAL DEMOLITION IN BROMLEY'S DESIGNATED OFFICE AND INDUSTRIAL AREAS, 19/11/2020 Development Control Committee, 16/12/2020 Renewal, Recreation and Housing Policy Development and Scrutiny Committee
DCC - 191120 - Minutes2, 16/12/2020 Renewal, Recreation and Housing Policy Development and Scrutiny Committee*

Decision:

That 20 non-immediate Article 4 Directions and subsequent public consultation for a period of 6 weeks be authorised to withdraw the permitted development right granted by the Town and Country Planning General Permitted Development (England) Order 2015 (as amended) ("the GPDO"), Schedule 2, Part 20, Class ZA, which permits a single detached building comprising uses falling within Class B1(a) (office), Class B1b (research) or Class B1c (light industrial) to be demolished and replaced with a residential (Use Class C3) use.

The Directions apply to the three Business Improvement Areas (BIA) in Bromley Town Centre; the majority of Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS); and all three Office Clusters, all as shown in the Bromley Local Plan (January 2019). The Directions will come into force 12 months from the day on which they were made, if they are subsequently confirmed following public consultation.

Reasons:

There could be significant adverse impacts on local amenity and wellbeing resulting from the loss of office, research and light industrial floorspace, if the proposed Article 4 Directions are not put in place. This could undermine elements of the Development Plan, particularly economic policies set out in the Local Plan and draft new London Plan.

The proposed decision was scrutinised by the Renewal, Recreation and Housing PDS Committee on 16 December 2020 and the Committee supported the proposal.

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Councillor Peter Morgan
Portfolio Holder for Renewal, Recreation and Housing

Mark Bowen
Director of Corporate Services
Bromley Civic Centre
Stockwell Close
Bromley BR1 3UH

Date of Decision: 17 December 2020
Implementation Date (subject to call-in): 24 December 2020
Decision Reference: RRH20008