

Decision Maker: R&R Portfolio Holder for Pre-decision Scrutiny by the R&R PDS Committee

Date: 28th January 2014

Decision Type: Non-Urgent Executive Non-Key

Title: **CHANGE OF USE FROM OFFICES TO RESIDENTIAL IN PARTS OF BROMLEY TOWN CENTRE – PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTION**

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Chief Officer: Marc Hume, Director of Regeneration & Transformation

Ward: Bromley Town

1. Reason for report

- 1.1 This report recommends that the Council makes a non-immediate Article 4 Direction to withdraw the permitted development right of change of use from office to residential. This Direction would apply to the Business Improvement Areas, as shown in the Area Action Plan and nearby areas within a short distance of Bromley North and South Station, Appendix One. It is recommended that the Direction would be made in the near future. It would then come into force at least 12 months thereafter, all subject to confirmation by the Executive (Portfolio Holder) and taking account of representations received. The risk of compensation being payable using the non-immediate Direction is low. The cost of compensation under the immediate Direction procedure could be prohibitive.
- 1.2 The area selected for the Direction is a prime area for offices and this is reflected in its AAP designation and in the analysis of DTZ in their 2012 report on employment and commerce in the Borough. It is expedient to restrict the change of use from offices to residential in this area in order to avoid harmful impacts upon economic development.
- 1.3 The DCC considered this matter at its 8th October 2013 Special meeting, a copy of the report is attached. The DCC endorsed the making of an Article 4 Direction.
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2. **RECOMMENDATION(S)**

That the Portfolio Holder be recommended to authorise the making of a 'non immediate' Article 4 Direction on the basis that it is expedient to restrict the Change of Use from Offices to Residential in parts of Bromley Town Centre in the terms described in the report.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment:
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Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: A small increase in planning applications, for which no fee is payable, is expected.
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.689m
 5. Source of funding: Existing Revenue Budget 2013/14
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Staff

1. Number of staff (current and additional): 62 ftes (excluding Building Control, Land Charges)
 2. If from existing staff resources, number of staff hours: 30
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Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Not Applicable: Further Details – Portfolio Decision
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): about 50 householders nearby, also the general public visiting the locality.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? An update will be provided.
2. Summary of Ward Councillors comments: An update will be provided.