

DRAFT NON IMMEDIATE ORDER

4 / 5 / 2021

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

DIRECTION MADE UNDER ARTICLE 4 (1)

WHEREAS The London Borough of Bromley, being the appropriate local planning authority within the meaning of article 4 (5) of the GDPO, are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on properties on the land edged red on the attached plan, and known as **Elmers End Locally Significant Industrial Site** 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 Town Country Planning (General Permitted Development) Order 2015 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below:

It is intended that this Direction will come into effect not before ^{11th}.....May 2022

SCHEDULE

Class ZA : Development consisting of demolition of buildings and construction of new dwellinghouses in their place

- ZA.—(1) Development consisting of works for the demolition of one or other of**
- (a) any building comprising a single purpose-built detached block of flats, and
 - (b) any other single detached building, comprising premises established
 - (i) for office use falling within Class B1(a) of the Schedule to the 1987 Order,
 - (ii) for research and development falling within Class B1(b) of the Schedule to the 1987 Order,
- or
- (iii) for an industrial process falling within Class B1(c) of the Schedule to the 1987 Order, or for any combination of them, existing on 12 March 2020, together with its replacement by a single building covered by sub-paragraph (2), involving operations listed in sub-paragraph (3).
- (2) The building in question is to comprise one or other of
- (a) a purpose-built detached block of flats, or
 - (b) a purpose-built detached dwellinghouse.
- (3) The operations in question are
- (a) operations reasonably necessary for the demolition and construction, which may include the installation of a basement or cellar in the new building, whether or not there is one in the old building;
 - (b) works for the removal of plant servicing the old building;
 - (c) works for the disconnection of services from the old building;
 - (d) works for the removal of any means of access to and egress from the old building;
 - (e) works for the removal of storage and waste from the old building;
 - (f) works for the installation of plant to service the new building;
 - (g) works for the installation of services to be connected to the new building;
 - (h) works to enable access to and egress from the new building, including means of escape from fire;

(i) works for the construction, within the new building, of storage, waste or other ancillary facilities to support the new building;

(j) the use of scaffolding and other temporary structures to support the operations listed in paragraphs (a) to (i) over a period— (i) starting with their installation no earlier than one month before the beginning of those operations, and (ii) ending with their removal no later than one month after the completion of those operations.

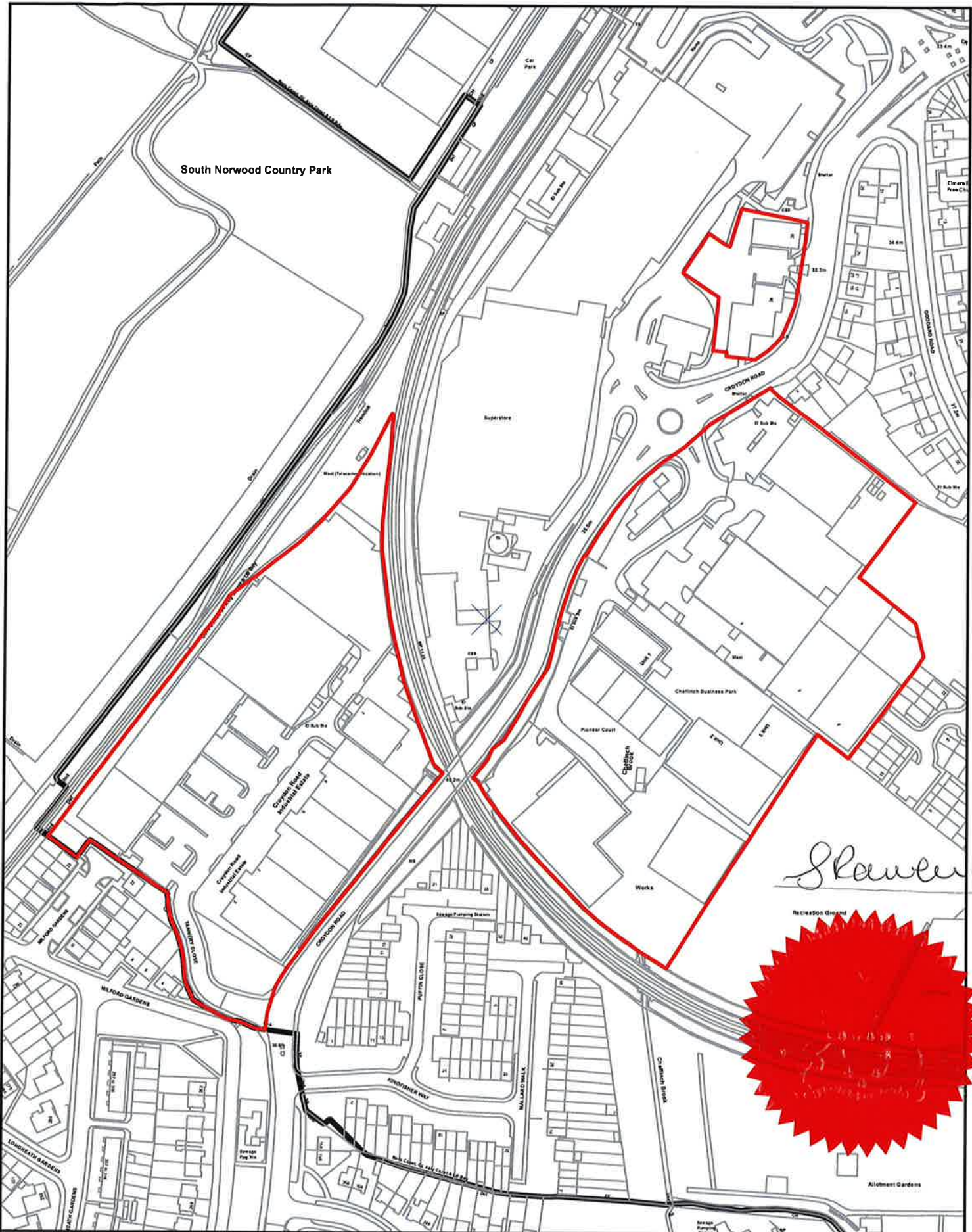
Made under the Common Seal of The Mayor and Burgesses of the
London Borough of Bromley this 11th day of May 2021

The Common Seal of the Council was affixed to this Direction
In the presence of



Authorised Officer





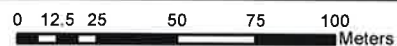
**Planning Division
Housing, Planning &
Regeneration**

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**Non-immediate article 4 direction to remove
permitted development rights for office to
residential demolition within the Elmers End,
Locally Significant Industrial Sites (LSIS)
As defined on the Adopted Local Plan Map.**

November 2020



1:2,385

