

NON IMMEDIATE ORDER

3 / 10 / 2021

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
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 Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, 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 **Orchard Road, Pratts Bottom Area of Special Residential Character** 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 said Order 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 the Direction will, subject to consultation, come into effect not before: 15th MARCH 2022

SCHEDULE

Part 1, Class AA - enlargement of a dwellinghouse by construction of additional storeys

AA. The enlargement of a dwellinghouse consisting of the construction of—
(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys;
or
(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction, being development comprised within Class AA of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class;

Part 20, Class A - New dwellinghouses on detached blocks of flats

A. Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats, together with any or all—
(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;
(b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;
(c) works for the construction of appropriate and safe access to and egress from] the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;
(d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses,
being development comprised within Class A of Part 20 of Schedule 2 to the said Order and not being development comprised within any other class;

Part 20, Class AA - new dwellinghouses on detached buildings in commercial or mixed use

AA.—(1) Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building to which sub-paragraph (2) applies, together with any or all—

- (a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;
- (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;
- (c) works for the construction of appropriate and safe access to and egress from the new dwellinghouses and existing premises in the building, including means of escape from fire, via additional external doors or external staircases;
- (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.

(2) This sub-paragraph applies to a building which is—

- (a) used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to the Use Classes Order, or as a betting office, pay day loan shop or launderette;
- (b) in a mixed use combining—
 - (i) two or more uses within paragraph (a); or
 - (ii) a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, together with one or more uses within paragraph (a), being development comprised within Class AA of Part 20 of Schedule 2 to the said Order and not being development comprised within any other class;

Part 20, Class AB - new dwellinghouses on terrace buildings in commercial or mixed use

AB.—(1) Development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a terrace building to which sub-paragraph(2) applies, where that development comprises—

- (a) up to two additional storeys, in the case of an existing building consisting of two or more storeys;
- (b) one additional storey, in the case of an existing building consisting of one storey, together with any development under sub-paragraph (3).

(2) This sub-paragraph applies to a building which is—

- (a) used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to the Use Classes Order, or as a betting office, pay day loan shop or launderette;
- (b) in a mixed use combining—
 - (i) two or more uses within paragraph (a); or
 - (ii) a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, together with one or more uses within paragraph (a).

(3) Development consisting of any or all—

- (a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;
- (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;
- (c) works for the construction of appropriate and safe access to and egress from the new dwellinghouses and existing premises, including means of escape from fire, via additional external doors or external staircases;
- (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses, being development comprised within Class AB of Part 20 of Schedule 2 to the said Order and not being development comprised within any other class;

Part 20, Class AC - new dwellinghouses on terrace buildings in use as dwellinghouses

AC.—(1) Development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a terrace building in use as a single dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order, where the development comprises—

(a) up to two additional storeys, in the case of an existing dwellinghouse consisting of two or more storeys;

(b) one additional storey, in the case of an existing dwellinghouse consisting of one storey, together with any development under sub-paragraph (2).

(2) Development consisting of any or all—

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;

(b) works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;

(c) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses,

being development comprised within Class AC of Part 20 of Schedule 2 to the said Order and not being development comprised within any other class;

Part 20, Class AD - new dwellinghouses on detached buildings in use as dwellinghouses

AD.—(1) Development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a detached building in use as a single dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order, where the development comprises—

(a) up to two additional storeys, in the case of an existing dwellinghouse consisting of two or more storeys;

(b) one additional storey, in the case of an existing dwellinghouse consisting of one storey, together with any development under sub-paragraph (2).

(2) Development consisting of any or all—

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;

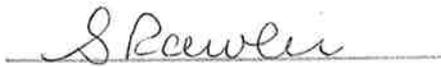
(b) works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;

(c) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses,

being development comprised within Class AD of Part 20 of Schedule 2 to the said Order and not being development comprised within any other class;

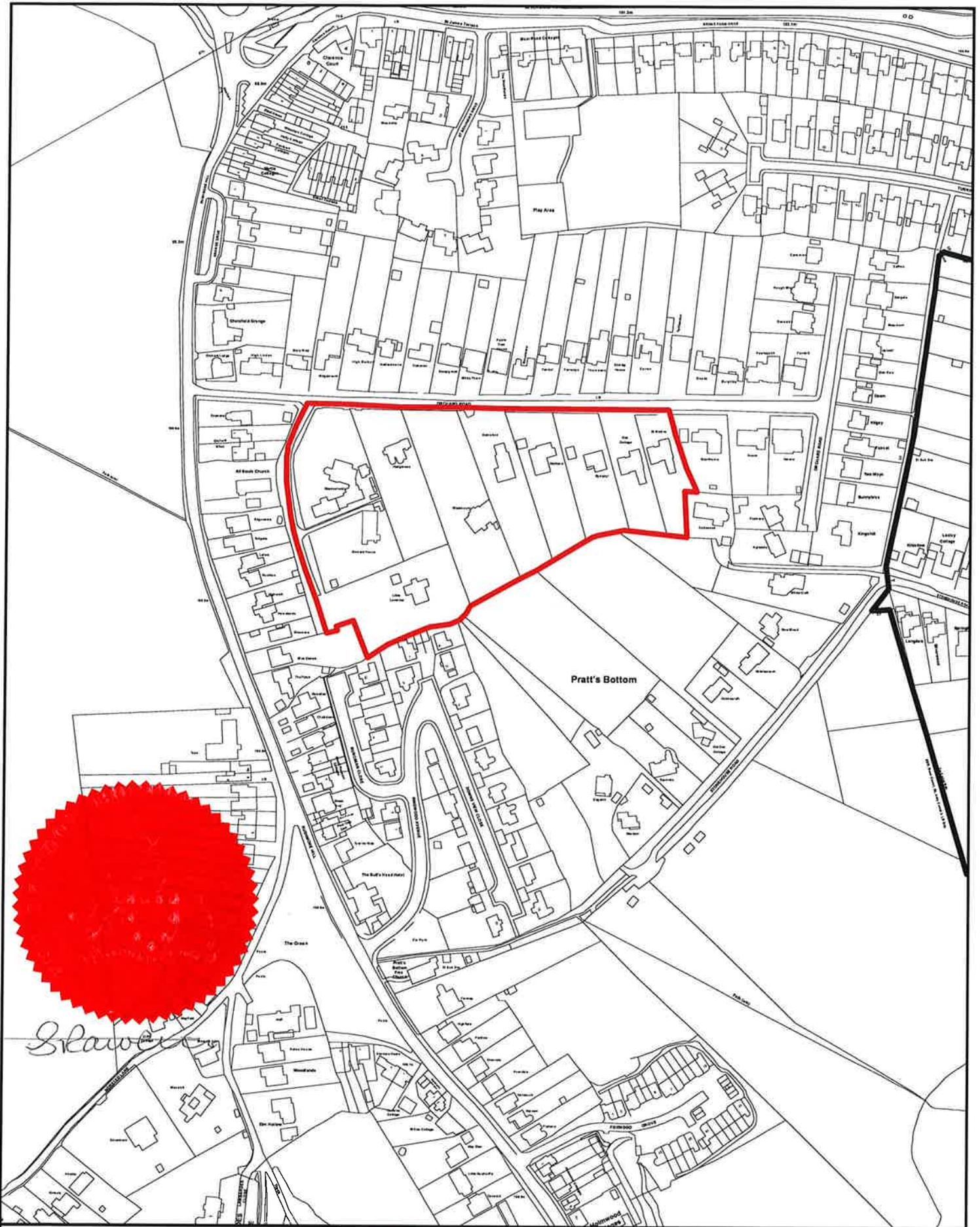
Made under the Common Seal of The Mayor and Burgesses of the London Borough of Bromley this 15th day of March 2021

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



Authorised Officer





**Planning Division
Housing, Planning &
Regeneration**



**Article 4 Direction Relating to Orchard Road,
Pratts Bottom, Area of Special Residential
Character, as defined on the Adopted Local
Plan Map**



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Ordnance Survey 100017661.

November 2020



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