



**Regeneration and Culture**

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Please ask for: Ewan Coke

Direct line:

Email: [dpd@redbridge.gov.uk](mailto:dpd@redbridge.gov.uk)

Our ref: EC/PPT/HBPA4D/002

Your ref:

Date: 14 June 2021

Dear Owner/Occupier,<sup>1</sup>

Article 4 Directions for Hainault Business Park

The purpose of this notification letter is to inform you that on 18 May 2021, Cabinet agreed to confirm the Immediate Article 4 Direction and the Non-Immediate Article 4 Direction (the 'Article 4 Directions') served in Hainault Business Park on 18 January 2021, under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO 2015). Both Article 4 Directions are to be confirmed and placed on the Council's Planning Policy Consultations Website at: <https://www.redbridge.gov.uk/planning-and-building/planning-policy/planning-policy-consultations/>, which will be updated in due course.

The Article 4 Directions remove the following permitted development rights:

- Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices), to a use falling within Class C3 (dwellinghouses), being development comprised within Class O of Part 3 of Schedule 2 to the Order, and not being development comprised within any other Class.
- Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B8 (storage or distribution centre) to a use falling within Class C3 (dwellinghouses), being development comprised within Class P of Part 3 of Schedule 2 to the Order, and not being development comprised within any other Class.

The Non-Immediate Article 4 Direction also removes the following permitted development right:

- Demolition of buildings comprising: a) premises established for office use falling within Class B1(a) of Schedule 2 to the Order; b) premises established for research and development, falling within Class B1(b) of Schedule 2 to the Order; or c) premises established for an industrial process, falling within Class B1(c) of Schedule 2 to the Order, (or combination of them), and replacement of such building(s) by any single detached purpose-built blocks of flats, or purpose-built detached dwellinghouses, being development to comprise within Class ZA of Part 20 of Schedule 2 to the Order, and not being development comprised within any other Class.

The Article 4 Directions will allow the Council to better control proposals for development on Hainault Business Park through the planning application process.

Please be aware that the Immediate Article 4 Direction served on Hainault Business Park has been

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<sup>1</sup>If you are renting your property you may need to forward this letter to your landlord.

effective since served on 18 January 2021 (Schedule 3 Paragraph 2(5) of the GPDO 2015) and is now permanently effective. The Non-immediate Article 4 Direction will become effective on 18 January 2022, being the date specified in the notice served on 18 January 2021.

Yours sincerely

Ewan Coke

A handwritten signature in black ink that reads "Ewan Coke". The signature is written in a cursive, flowing style.

Senior Planning Officer