

**PLANNING NOTICE
LONDON BOROUGH OF LAMBETH**

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

**NOTICE OF THE MODIFICATION OF ARTICLE 4(1) DIRECTION RELATING TO
CHANGE OF USE FROM COMMERCIAL, BUSINESS AND SERVICE USES TO
RESIDENTIAL**

NOTICE IS HEREBY GIVEN by the London Borough of Lambeth, being the appropriate local planning authority, that the Secretary of State has modified a direction made by the London Borough of Lambeth under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (“GPDO”).

The modified Article 4 direction (“the Modified Direction”) applies to (i) selected areas within the Brixton Creative Enterprise Zone (“CEZ”); (ii) selected areas within Streatham town centre; (iii) the Clapham High Street primary shopping area together with nine office locations in and around Clapham town centre; and (iv) the West Norwood/Tulse Hill primary shopping area. The Modified Direction comes into force on **28 October 2022**. It modifies an Article 4(1) direction originally made by the London Borough of Lambeth on 29 July 2021 and confirmed on 28 July 2022 (“the Article 4 Direction”) in respect of the whole of the Brixton CEZ, the whole of Streatham town centre, the Clapham High Street primary shopping area and aforementioned nine office locations, and the West Norwood/Tulse Hill primary shopping area.

The Modified Direction applies to development as described in the following class of permitted development rights in the GPDO:

Class MA in Part 3 of Schedule 2 to the GPDO, namely development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

The effect of the Modified Direction is that the permission granted by Article 3 of the GPDO will not apply to the above type of development within the areas identified in the Modified Direction. In the affected areas this type of development will require an application for planning permission to be made to the London Borough of Lambeth.

A copy of the Article 4 Direction, the direction from the Secretary of State modifying the Article 4 Direction, and maps defining the parts of the Brixton CEZ and Streatham town centre together with the Clapham High Street primary shopping area and nine office locations in and around Clapham town centre and the West Norwood/Tulse Hill primary shopping area to which the Article 4 Direction as now modified applies, may be inspected in person by sending an email to planningpolicy@lambeth.gov.uk or phoning 020 7926 2508 and arranging a time to view them at Lambeth Civic Centre, 6 Brixton Hill, London SW2 1EG between 9 30 am and 4 30 pm Mondays to Fridays. The documents can also be viewed on- line at <https://beta.lambeth.gov.uk/planning-building-control/planning-policy-guidance/modified-article-4-direction-withdrawing-class-ma-permitted-development-rights-selected-town-centre>.

Dated 28 October 2022

Rob Bristow – Director of Planning, Transport and Sustainability