

Office to Residential Article 4 Direction – Frequently Asked Questions (FAQ's)

September 2020

What is an Article 4 Direction?

An Article 4 Direction is a direction under Article 4 of the General Permitted Development Order 2015, which enables the Council to withdraw specified permitted development rights across a defined area.

Permitted development rights are a national grant of planning permission, which allows certain building works and changes of use to be carried out without having to obtain planning permission.

You will need planning permission from us for the type of development affected by an Article 4 Direction

What are we doing?

The Regulations relating to the making of this type of Article 4 Direction, requires local authorities to firstly make the Order, and then consult on it. Following the consultation, the Council then has to determine if it wishes to confirm, amend or withdraw the Order.

On 13th February 2020 we made an Article 4 Direction withdrawing permitted development rights for 'Class O' permitted development.

We consulted on the Article 4 Direction from 25 February 2020 to 7th April 2020. Owing to the restrictions on accessing hard-copy documents imposed by the Covid-19 lock-down we are re-opening this consultation. This will run from **9am 7th September 2020 until 5pm Monday 19th October 2020. All comments must be received by the Council in writing no later than 5pm Monday 19th October 2020. Late representations cannot be accepted** Any comments submitted during the previous consultation will be taken into account and do not need to be re-issued.

Following this period the Council will decide if it wishes to confirm the direction, if it does it will come into effect on 26th February 2021.

The Article 4 Direction applies to the whole of [Daventry town centre](#), and some key industrial areas (Strategic Employment Areas) where offices are situated, [Brixworth](#), [Crick](#), [Woodford](#), [Daventry Drayton Fields](#), [Daventry Royal Oak](#) and [Daventry Marches](#).

We have sent a letter setting out the consultation arrangements of the direction to all properties within the area irrespective of whether they are an existing office or not. This is required by legislation.

What Permitted Development Rights will be affected?

The proposal is to remove 'Class O' of the General Permitted Development Order 2015 which allows the change of use from office (Use Class B1a) to residential (Use Class C3) without obtaining planning permission. It relates to buildings used as offices on or before 29th May

2013. Any building used as an office after that date would not, in any case, benefit from the permitted development right. The proposal is to remove this permitted development right for the areas specified above.

Why are we doing this?

The recently adopted Settlements and Countryside Local Plan (Part 2) seeks to support the economy of the district by protecting our existing employment areas and the Town Centre from the loss of employment space. There is a risk that the economy could be undermined through the conversion of offices to residential through the existing permitted development rights which have more limited controls over what is and isn't acceptable.

How will the Article 4 Direction affect your property?

If the direction is confirmed and your property is within the areas covered by the direction (listed above) you will need to apply for planning permission if you wish to make a change of use from office to residential from 26 February 2021.