



HILLINGDON

LONDON

LONDON BOROUGH OF HILLINGDON

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

NOTICE OF THE MODIFICATION OF A DIRECTION UNDER ARTICLE 4(1) (CLASS AA and AB)

Notice is given that the Secretary of State for Levelling Up, Housing and Communities has modified a direction made by the London Borough of Hillingdon under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The Article 4 (1) Direction which originally came into force on 30 July 2022 withdraws the permitted development rights granted by:

Class AA, Part 20 of Schedule 2: 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 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 Town and Country Planning (Use Classes Order) 1987 or as a betting office, pay day loan shop or laundrette within the identified areas listed below, and

Class AB, Part 20 of Schedule 2: development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a terraced building 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 Town and Country Planning (Use Classes Order) 1987 or as a betting office, pay day loan shop or laundrette within the identified areas listed below.

List of Areas to be covered:

Strategic Industrial Locations

- Uxbridge Industrial Area
- Hayes Industrial Area
- Stonefield Way, South Ruislip
- North Uxbridge Industrial Estates

Locally Significant Employment Locations

- Summerhouse Lane / Salamander Quay, Harefield
- Stockley Park
- Odyssey Business Park, Ruislip

Locally Significant Industrial Sites

- Packet Boat Lane, Cowley
- Braintree Road Industrial Area, South Ruislip
- Covert Farm, Heathrow

The effect of the modification is to remove the Article 4 Direction from the following areas:

- Parts of the Braintree Road Industrial Area and Covert Farm Locally Significant Industrial Sites,
- A part of the Stockley Park Locally Significant Employment Location, and
- Parts of the North Uxbridge Industrial Estate Strategic Industrial Location.

The area to which the Article 4 Direction now applies is shown on the modified Article 4 Direction maps. The modified Article 4 Direction comes into force on **27 March 2024**.

As a result of the modified Article 4 Direction, permission granted by Part 3 of the Order shall not be carried out within the areas to which the modified Article 4 Direction applies, unless planning permission is granted by the Council.

A copy of the Article 4 Direction, the letter from the Secretary of State modifying the Article 4 Direction, and maps to which the Article 4 Direction as now modified applies can be viewed:

Online at: www.hillingdon.gov.uk/article-4-directions

Paper copies have been made available for inspection at:

Hillingdon Council, Civic Centre, High Street, Uxbridge, UB8 1UW
9am-5pm Monday to Friday.