

- Request:** To confirm the immediate Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 made by Planning and Environmental Protection Committee on 9 July 2013 restricting permitted development rights at 270 Eastfield Road, Peterborough to make the demolition of the building subject to planning permission.
- Site:** 270 Eastfield Road, Peterborough, PE1 4BE
- Reason :** Expiry of Article 4 Direction and continued threat of demolition of 270 Eastfield Road, Peterborough
- Officer:** Mr J. Daley
Telephone No. 01733 453522
E-Mail: jim.daley@peterborough.gov.uk
- Recommendation:** That committee approves the confirmation of the current immediate Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 to withdraw the 'permitted development' right of development within Class A of Part 31 of Schedule 2 to the Order.

1 Explanation

Planning and Environmental Protection Committee made an immediate Article 4 Direction Order under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 to withdraw the 'permitted development' right of development within Class A of Part 31 of Schedule 2 to the Order applying to no. 270 Eastfield Road, Peterborough.

The purpose of this was to make the demolition of 270 Eastfield Road the subject to obtaining planning permission as the building was considered to be of sufficient heritage value and to be to be inclusion on the councils list of 'Buildings of Local Importance' (the 'local list'). The 'local list' is a 'non-statutory' designation and does not provide any statutory protection. Designation as a Building of Local Importance is a material consideration when considering applications for permission to alter or demolish such a building.

The immediate Article 4 Direction Order lapses 6 months after making, unless it is confirmed by the local planning authority. No direct public responses have been received in response to the publication of the Notice.

The threat of demolition remains and it is considered appropriate to require that planning permission is required for the demolition of the building.

6 Conclusion

It is considered that the demolition of no. 270 Eastfield Road which has significant heritage value without the usual planning considerations would be prejudicial to the proper planning of the area. An Article 4 Direction has the advantage of removing the threat of the demolition of the building without first obtaining planning permission.

7 Recommendation

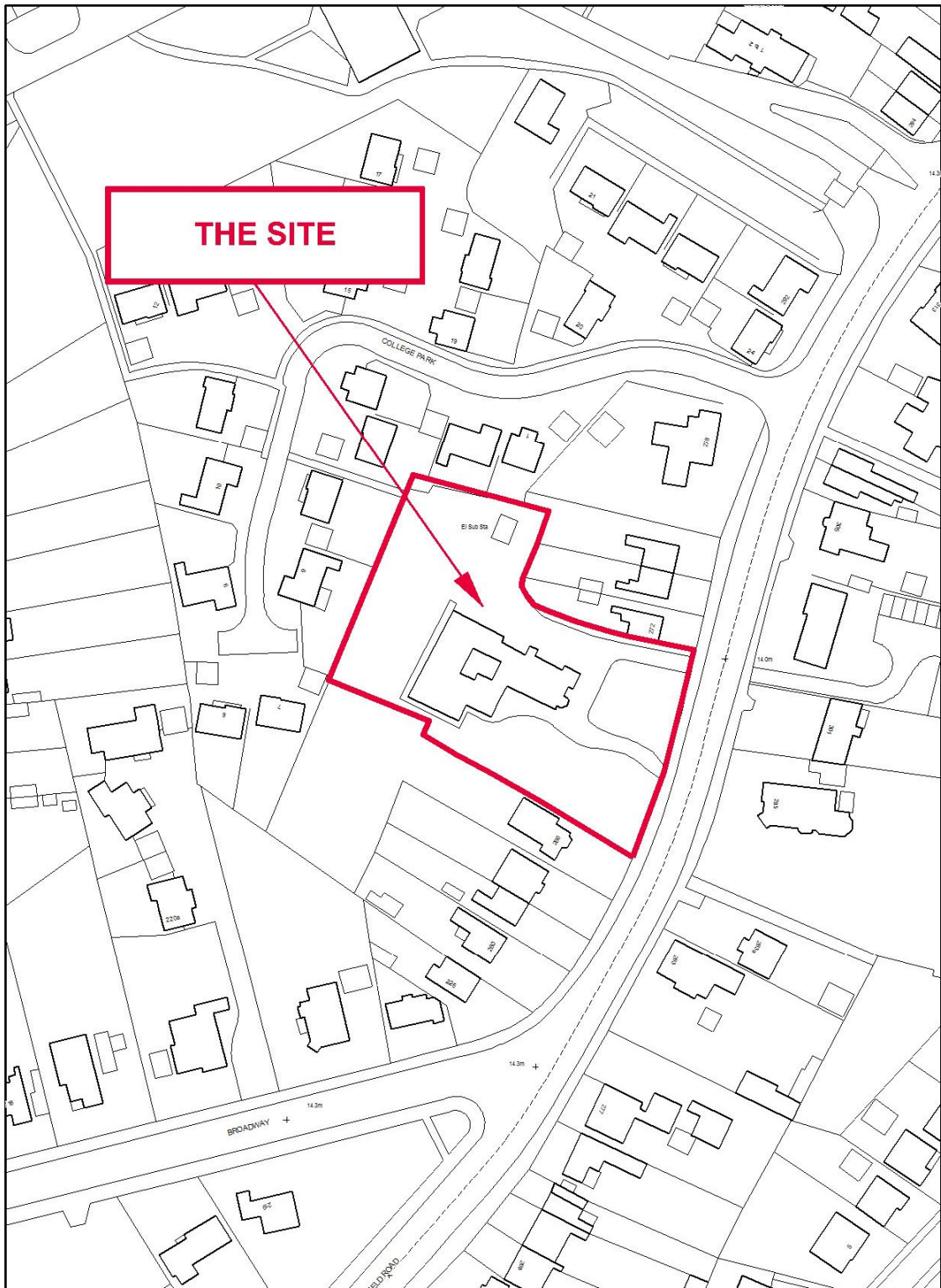
The Director of Growth and Regeneration recommends that Committee confirms the current immediate Article Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 to withdraw the 'permitted development' right of development within Class A of Part 31 of Schedule 2 to the Order to remove the threat of the demolition of the building without first obtaining planning permission.

Appendix A: Location Plan

Background Paper used in compiling this report: -
Planning and Environmental Protection Committee report 9 July 2013

Copies to Cllrs P Kreling, J Peach & J Shearman

Appendix A: Location Plan



270 Eastfield Road, Peterborough

PCC GIS



Scale NTS Date 8/7/2013 Name MKB Department Planning Services

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