



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 ZA)

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 right granted by Schedule 2 Part 20 **Class ZA** of the Order, namely development consisting of works for the demolition of one or other of any building comprising a single purpose-built detached block of flats, and any other single detached building, comprising premises established for office use falling within Class B1(a), for research and development falling within Class B1(b) or for an industrial process falling within Class B1(c) of the Schedule to the Town and Country Planning (Use Classes Order) 1987 or for any combination of them for the construction of either a purpose-built detached block of flats or a purpose-built detached dwellinghouse within the identified areas listed below.

Strategic Industrial Locations

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

Locally Significant Industrial Sites

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

Office Growth Locations

- Stockley Park (Also Locally Significant Employment Location)

Locally Significant Employment Locations

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

Hotel and Office Growth Locations

- Uxbridge Town Centre

Hayes Opportunity Area

The effect of the modification is to exclude from the Article 4 Direction:

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

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.