

Confirmation of Article 4 Direction –
Demolition of Exchange House, 180-182 St Marys Lane, Upminster

Authority to Make Article 4 Directions

Under Part 3, Section 3.8.4 and Part 3, Section 4 of the Council's Constitution, delegated authority is granted to the Assistant Director Planning, to deal with planning related matters which includes including power to make Article 4 Directions.

Recommendation

An immediate Article 4 Direction was made on 4th August 2022 in relation to Exchange House, 180-182 St Marys Lane, Upminster as there was an imminent threat of demolition. The building is considered to be a non-designated heritage asset.

On 5th August 2022, a Prior Approval application for demolition (Council Ref: F0009.22) was refused for the reason that the Article 4 Direction prevented demolition.

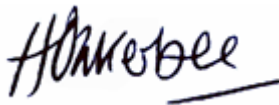
No representatives have been received in relation to the immediate Article 4 Direction.

The Council has six months to decide whether or not to confirm the Article 4 Direction. During the period between the issuing of the Direction and this confirmation report, other than the refusal of the Prior Approval application, there have been no planning applications received in relation to the site. It is considered that the reasons for the protection of the building remain valid – the prominence of the building in the street scene together with its authenticity making a significant positive contribution to the character and appearance of the area.

The building has local heritage interest and therefore it is considered that it would be appropriate to take account of this as part of any planning application that may propose demolition of the building. Without the Article 4 Direction, the building could be demolished prior to any planning application being considered and the original reasons for the Article 4 remain.

It is therefore decided that the Article 4 Direction be confirmed.

Signed:



Helen Oakerbee, Assistant Director Planning

Date: 5 January 2023