

**Reigate & Banstead Borough Council**

**Town and Country Planning Act 1990 (as amended)**

**Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**

**Direction made under Article 4(1) of the Order without immediate effect**

**Certain land within town centres and local centres**

**Reigate & Banstead Borough Council** ("the Council") being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order") is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land described hereto in Schedule 2 ("the Land") and shown edged blue on the plans attached hereto in Schedule 2, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

**Now therefore** the Council in pursuance of the power conferred on it by Article 4(1) of the Order hereby directs that the permission granted by Article 3 of the Order shall not apply to the development of the type specified in Schedule 1 hereto in respect of the Land shown edged blue on the plans attached hereto in Schedule 2.

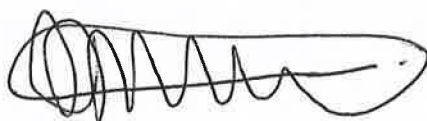
**This direction** is made under Article 4(1) of the said Order and shall come into force on **13 February 2026** if confirmed by the local planning authority.

Dated the 11<sup>th</sup> February 2025

Made under the Common Seal of Reigate & Banstead Borough Council this 11<sup>th</sup> day of February 2025.

The Common Seal was affixed to this Direction in the presence of

Head of Legal Services  
Authorised Officer




06/25



Confirmed under the Common Seal of Reigate & Banstead Borough Council this 26 day of June 2025.

The Common Seal was affixed to this Direction in the presence of

Head of Legal Services  
Authorised Officer

  
LEGAL SERVICES MANAGER

20/25



## **Schedule 1**

1. Class M of Part 3 of Schedule 2 to the Order, namely a change of use of a building in certain uses (launderette, betting office, pay day loan shop, hot food takeaway, or a mixed use combining use as a dwellinghouse, with a launderette, betting office or pay day loan shop) to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987; or such development together with building operations reasonably necessary to convert the building to a use falling within Class C3 (dwellinghouses) at ground floor level.
2. Class MA of Part 3 of Schedule 2 to the Order, namely a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order at ground floor level.

## **Schedule 2**

Certain land within town centres and local centres as shown edged blue on the attached plans.