

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Direction Made under Article 4(1)

BROADS AUTHORITY

**CANCELLED DIRECTION (No. 1) 2025:
BECCLES CONSERVATION AREA DIRECTION 1997**

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

DIRECTION WITHOUT IMMEDIATE EFFECT

MADE UNDER ARTICLE 4(1)

CANCELLATION DIRECTION (No.1) 2025:

BECCLES CONSERVATION AREA DIRECTION 1997

WHEREAS THE BROADS AUTHORITY (the “Authority”) 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), is satisfied that it is expedient that the Article 4(2) direction for Beccles Conservation Area 1997 (a copy of which is attached as Schedule 1 to this Direction) should be cancelled.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) AND Schedule 3, paragraphs (1) to (13) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, hereby direct that the Beccles Conservation Area Article 4 Direction 1997 made on 29 July 1997 is cancelled. The cancellation will come into force on 4 August 2025.

SCHEDULE 1

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(2) BECCLES CONSERVATION AREA

WHEREAS the Council of the District of Waveney being the appropriate Local Planning Authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out within the whole area of land designated as the Beccles conservation area (such land and the extent thereof being shown by heavy black outlining and black cross hatching on the plan annexed hereto) unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 and (as appropriate) Part II of the Planning (Listed Building and Conservation Areas) Act 1990

NOW THEREFORE the said Council in pursuance of the power conferred on it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 ("the Order") HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to development of the descriptions set out in the Schedule below within the whole of the said Beccles conservation area

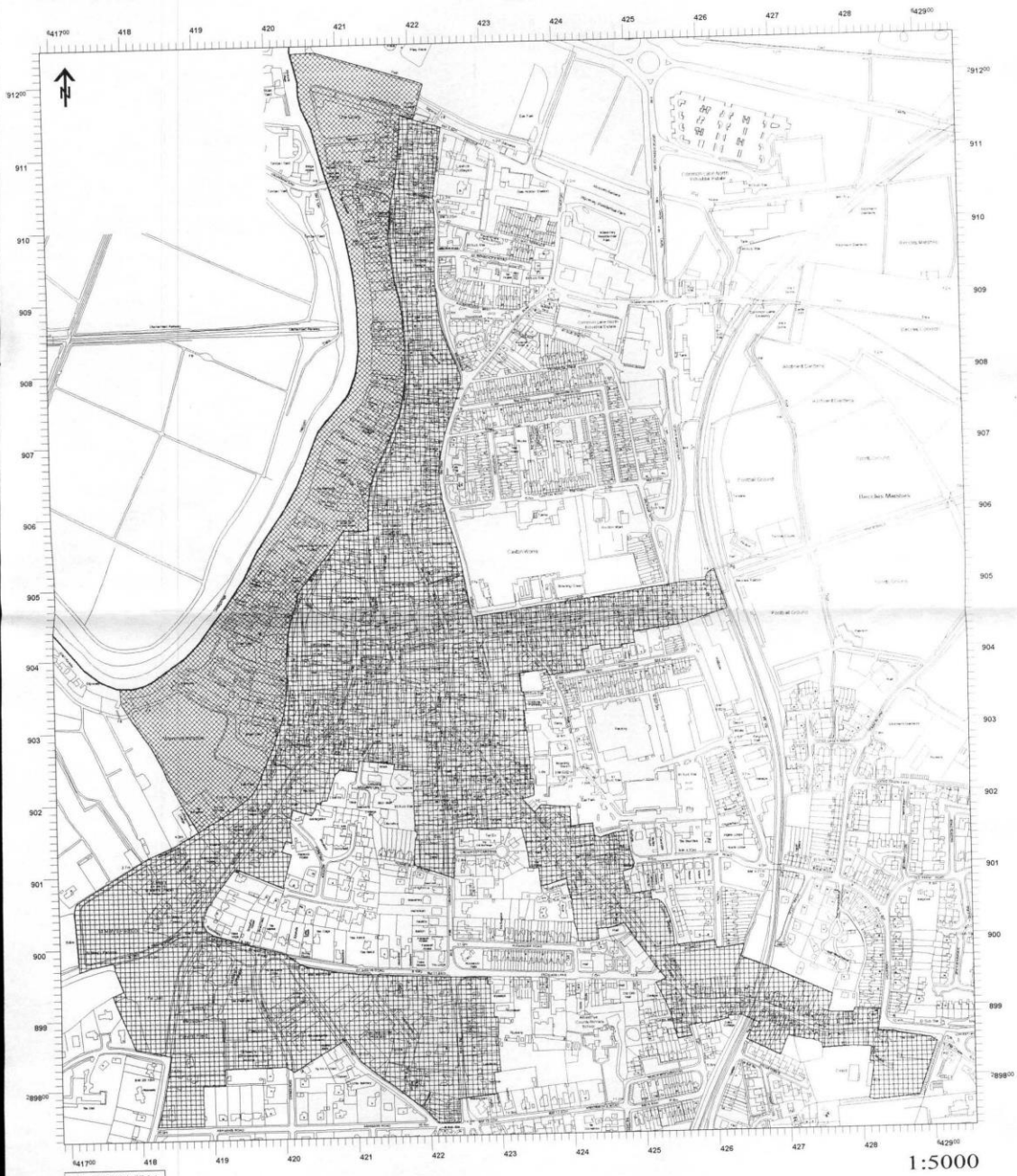
SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within Class A of Part I of Schedule 2 to the Order, where any part of the enlargement, improvement or other alteration would front a relevant location (for the purposes of this Direction and in accordance with the provisions of article 4(6) of the Order the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space).
- (b) Any alteration to the roof of a dwellinghouse, being development comprised within Class C of Part I of Schedule 2 to the Order, where any such alteration would be to a roof slope which fronts a relevant location
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within Class D of Part I of Schedule 2 to the Order, where the external door in question fronts a relevant location

- (d) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within Class E of Part I of Schedule 2 to the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within Class F of Part I of Schedule 2 to the Order, where the hard surface would front a relevant location
- (f) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within Class H of Part I of Schedule 2 to the Order, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location
- (g) The erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse being development within Part I of Schedule 2 to the Order
- (h) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within Class A of Part 2 to Schedule 2 of the Order, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location
- (i) The painting of the exterior of any building or work, being development comprised within Class C of Part 2 of Schedule 2 to the Order, consisting of the painting of the exterior of any part, which fronts a relevant location of
 - (a) a dwellinghouse; or
 - (b) any building or enclosure within the curtilage of a dwellinghouse
- (j) Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location

GIVEN UNDER the common seal of the Waveney District Council of Town Hall, Lowestoft,
Suffolk this 29 day of July 1997

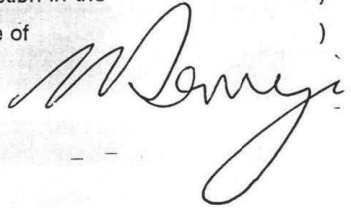
A MAP OF THE BECCLES CONSERVATION AREA, SHOWING THE AREA COVERED BY THE ARTICLE 4 (2) DIRECTION



This map is for general information only. It is not intended to be used for legal purposes. The map is based on the best available information and is not a guarantee of accuracy. The map is subject to change without notice. The map is not to be used for any other purpose than that for which it was prepared. The map is the property of the Council and is not to be reproduced or distributed without the Council's permission.

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



CHIEF EXECUTIVE

D/O CTE
MINUTE 3/9/96
DEAL 17733

29th July 1997

TOWN & COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) ORDER 1995

Direction Made Under Article 4(2)

BECCLES CONSERVATION AREA

SCHEDULE 2

Properties comprised in the land affected by this Direction:

1 Northgate, Beccles, Suffolk, NR34 9AS
3A Northgate, Beccles, Suffolk, NR34 9AS
3B Northgate, Beccles, Suffolk, NR34 9AS
5 Northgate, Beccles, Suffolk, NR34 9AS
7 Northgate, Beccles, Suffolk, NR34 9AS
River Lodge, 9 Northgate, Beccles, Suffolk NR34 9AS
11 Northgate, Beccles, Suffolk, NR34 9AS
13 Northgate, Beccles, Suffolk, NR34 9AS
15 Northgate, Beccles, Suffolk, NR34 9AS
17 Northgate, Beccles, Suffolk, NR34 9AS
19 Northgate, Beccles, Suffolk, NR34 9AS
25 Northgate, Beccles, Suffolk, NR34 9AS
27 Northgate, Beccles, Suffolk, NR34 9AS
29 Northgate, Beccles, Suffolk, NR34 9AS
31 Northgate, Beccles, Suffolk, NR34 9AS
35 Northgate, Beccles, Suffolk, NR34 9AU
43 Northgate, Beccles, Suffolk, NR34 9AU
51 Northgate, Beccles, Suffolk, NR34 9AU
69 Northgate, Beccles, Suffolk, NR34 9AY
71 Northgate, Beccles, Suffolk, NR34 9AY
73 Northgate, Beccles, Suffolk, NR34 9AY
8 Puddingmoor, Beccles, Suffolk, NR34 9PL
12 Puddingmoor, Beccles, Suffolk, NR34 9PL
Middle Cottage, 14 Puddingmoor, Beccles, Suffolk, NR34 9PL
18 Puddingmoor, Beccles, Suffolk, NR34 9PL
20 Puddingmoor, Beccles, Suffolk, NR34 9PJ
22 Puddingmoor, Beccles, Suffolk, NR34 9PL
26 Puddingmoor, Beccles, Suffolk, NR34 9PL
Gable House, 30 Puddingmoor, Beccles, Suffolk, NR34 9PL
40 Puddingmoor, Beccles, Suffolk, NR34 9PL
44 Puddingmoor, Beccles, Suffolk, NR34 9PL
Loaves And Fishes, Fen Lane, Beccles, Suffolk, NR34 9BB
1 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
2 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
3 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
4 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
5 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
6 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
9 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
10 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
11 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
12A The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
12 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
21 Northgate, Beccles, Suffolk, NR34 9AS
Home Lodge, 33 Northgate, Beccles, Suffolk, NR34 9AS
47 Northgate, Beccles, Suffolk, NR34 9AU

49 Northgate, Beccles, Suffolk, NR34 9AU
59 Northgate, Beccles, Suffolk, NR34 9AU
Waveney Lodge, 63 Northgate, Beccles, Suffolk, NR34 9AU
Riverside House, 65 Northgate, Beccles, Suffolk, NR34 9AU
Broome Cottage, Northgate, Beccles, Suffolk, NR34 9AS
The Moorings, Northgate, Beccles, Suffolk, NR34 9AS
The Staithe, 41 Northgate, Beccles, Suffolk, NR34 9AU
Flat 1, 23 Northgate, Beccles, Suffolk, NR34 9AS
Riversdelle, 24 Puddingmoor, Beccles, Suffolk, NR34 9PL
The Reaches, 38A Puddingmoor, Beccles, Suffolk, NR34 9PL
42 Puddingmoor, Beccles, Suffolk, NR34 9PL
Flint House, Puddingmoor, Beccles, Suffolk, NR34 9PL
Lime Kiln House, Puddingmoor, Beccles, Suffolk, NR34 9PL
Telport, Puddingmoor, Beccles, Suffolk, NR34 9PL
Meadow View, Puddingmoor, Beccles, Suffolk, NR34 9PJ
Tylers, Puddingmoor, Beccles, Suffolk, NR34 9PL
Vista, Puddingmoor, Beccles, Suffolk, NR34 9PL
Waveney House Hotel, Puddingmoor, Beccles, Suffolk, NR34 9PL
Waveney Valley Boats, Puddingmoor, Beccles, Suffolk, NR34 9PL
Wherry Landings, Puddingmoor, Beccles, Suffolk, NR34 9PL
The White House, The Score, Northgate, Beccles, Suffolk, NR34 9AR
39 Northgate, Beccles, Suffolk, NR34 9AU
The Tannery, 61 Northgate, Beccles, Suffolk, NR34 9AU
Wherry Cottage, 50 Puddingmoor, Beccles, Suffolk, NR34 9PL
St Peters House, Old Market, Beccles, Suffolk, NR34 9AP
The Old Maltyns, The Score, Northgate, Beccles, Suffolk, NR34 9AR
The Maltings, 41 Northgate, Beccles, Suffolk, NR34 9AU
Poolcraft, Puddingmoor, Beccles, Suffolk, NR34 9PL
Primrose Cottage, The Score, Northgate, Beccles, Suffolk, NR34 9AR
Harbour Master Office, Fen Lane, Beccles, Suffolk, NR34 9BD
Quayside Conservatories, Puddingmoor, Beccles, Suffolk, NR34 9PL
Arrow Boats Ltd, 32A Puddingmoor, Beccles, Suffolk, NR34 9PL
Waveney Valley Boats, Puddingmoor, Beccles, Suffolk, NR34 9PL
The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
Cambridge House, 23 Northgate, Beccles, Suffolk, NR34 9AS
8 The Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
Popes Head Cottage, Northgate, Beccles, Suffolk, NR34 9AR
45 Northgate, Beccles, Suffolk, NR34 9AU
5 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
6 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
7 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
10 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
11 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
The Ship, Bridge Street, Beccles, Suffolk, NR34 9BA
2 Becclesgate Bridge Street Beccles Suffolk NR34 9ED
4 Becclesgate Bridge Street Beccles Suffolk NR34 9ED
9 Becclesgate Bridge Street Beccles Suffolk NR34 9ED
The Hermitage Bridge Street Beccles Suffolk NR34 9BA
37 - 39 Northgate Beccles Suffolk NR34 9AU
Annexe The White House The Score Northgate Beccles Suffolk NR34 9AR


The Annex The Old Maltyngs The Score Northgate Beccles Suffolk NR34 9AR
1 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
3 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
8 Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
7 The Maltyngs, Fen Lane, Beccles, Suffolk, NR34 9BT
Beccles Swimming Pool, Puddingmoor, Beccles, Suffolk, NR34 9PL
4 The Score, Northgate, Beccles, Suffolk, NR34 9AR
Becclesgate, Bridge Street, Beccles, Suffolk, NR34 9ED
48 - 50 Puddingmoor, Beccles, Suffolk, NR34 9PL
Petchem House (corner Cottage), The Score, Northgate, Beccles, Suffolk, NR34 9AR
1 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
2 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
3 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
4 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
5 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
6 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
Butterfield House, 1 The Score, Northgate, Beccles, Suffolk, NR34 9AR
The Pickerell, 38 Puddingmoor, Beccles, Suffolk, NR34 9PL
32 Puddingmoor, Beccles, Suffolk, NR34 9PL
34 Puddingmoor, Beccles, Suffolk, NR34 9PL
Tourist Information Centre, Fen Lane, Beccles, Suffolk, NR34 9BB
The Quay Shop and Café, Fen Lane, Beccles, Suffolk, NR34 9BD
47A Northgate, Beccles, Suffolk, NR34 9AU

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 4 August 2025.

MADE under the Common Seal of the Broads Authority

This 4th day of April 2025

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



 Authorised Signatory



BA 1784 (5)

2. **CONFIRMED** under the Common Seal of the Broads Authority

This day of..... 20[]

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

.....
Authorised Signatory