

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

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**BECCLES CONSERVATION AREA DIRECTION (No. 1)  
AMENDED AREA 2025**

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

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**BECCLES CONSERVATION AREA DIRECTION (No. 1) 2025**

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 development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), 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 said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

**SCHEDULE 1**

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of 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 the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the 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; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of 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; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part 1 of Schedule 2 of the Order where the development would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.

## 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
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
Flint House, Puddingmoor, Beccles, Suffolk, NR34 9PL
Telport, Puddingmoor, Beccles, Suffolk, NR34 9PL
Tylers, Puddingmoor, Beccles, Suffolk, NR34 9PL
Vista, Puddingmoor, Beccles, Suffolk, NR34 9PL
Waveney House Hotel, 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
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
Primrose Cottage, The, Score, Northgate, Beccles, Suffolk, NR34 9AR
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 9E
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 Maltyns, 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 Maltings, Fen Lane, Beccles, Suffolk, NR34 9BT
4 The Score, Northgate, Beccles, Suffolk, NR34 9AR
Becclesgate Bridge Street Beccles Suffolk NR34 9ED
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

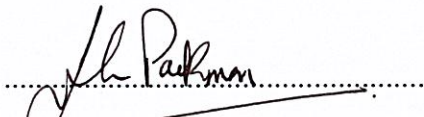
3 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
4 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
5 The Tannery, Northgate, Beccles, Suffolk, NR34, 9AU
6 The Tannery, Northgate, Beccles, Suffolk, NR34 9AU
Butterfield House, 1 The Score, Northgate, Beccles, Suffolk, NR34 9AR
47A Northgate, Beccles, Suffolk, NR34 9A
Harbour Master Office, Fen Lane, Beccles, NR34 9BD
Beccles Quay Shop and Café, Fen Lane, Beccles, NR34 9BH
Tourist Information Centre Fen Lane Beccles Suffolk NR34 9BB

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.

1. **MADE** under the Common Seal of the Broads Authority

This 4<sup>th</sup> day of April 2025

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

.....  
  
 Authorised Signatory



BA 1790 (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