

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

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

**BROADS AUTHORITY**

**CANCELLED DIRECTION (No. 1) 2026:**

**BUNGAY CONSERVATION AREA DIRECTION 1998**

**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) 2026:**

**BUNGAY CONSERVATION AREA DIRECTION 1998**

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 Bungay Conservation Area 1998 (also covering part of Ditchingham Dam Conservation Area), (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 Bungay Conservation Area Article 4 Direction 1998 made on 7 July 1998 is cancelled. The cancellation will come into force on 22 April 2026.

## SCHEDULE 1

### TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

#### DIRECTION MADE UNDER ARTICLE 4(2) BUNGAY CONSERVATION AREA

WHEREAS the Broads Authority 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 that part of the area of the Bungay conservation area as is shown edged red 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 Authority 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 said part of the Bungay conservation area

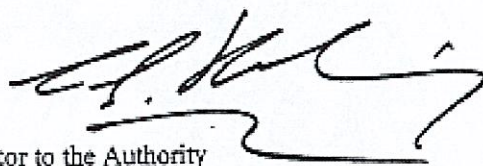
#### SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within Class A of Part 1 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 1 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 1 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 1 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 1 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 1 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 1 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

THE COMMON SEAL of  
THE BROADS AUTHORITY  
was hereunto affixed in the  
presence of:-



Solicitor to the Authority



DATED this

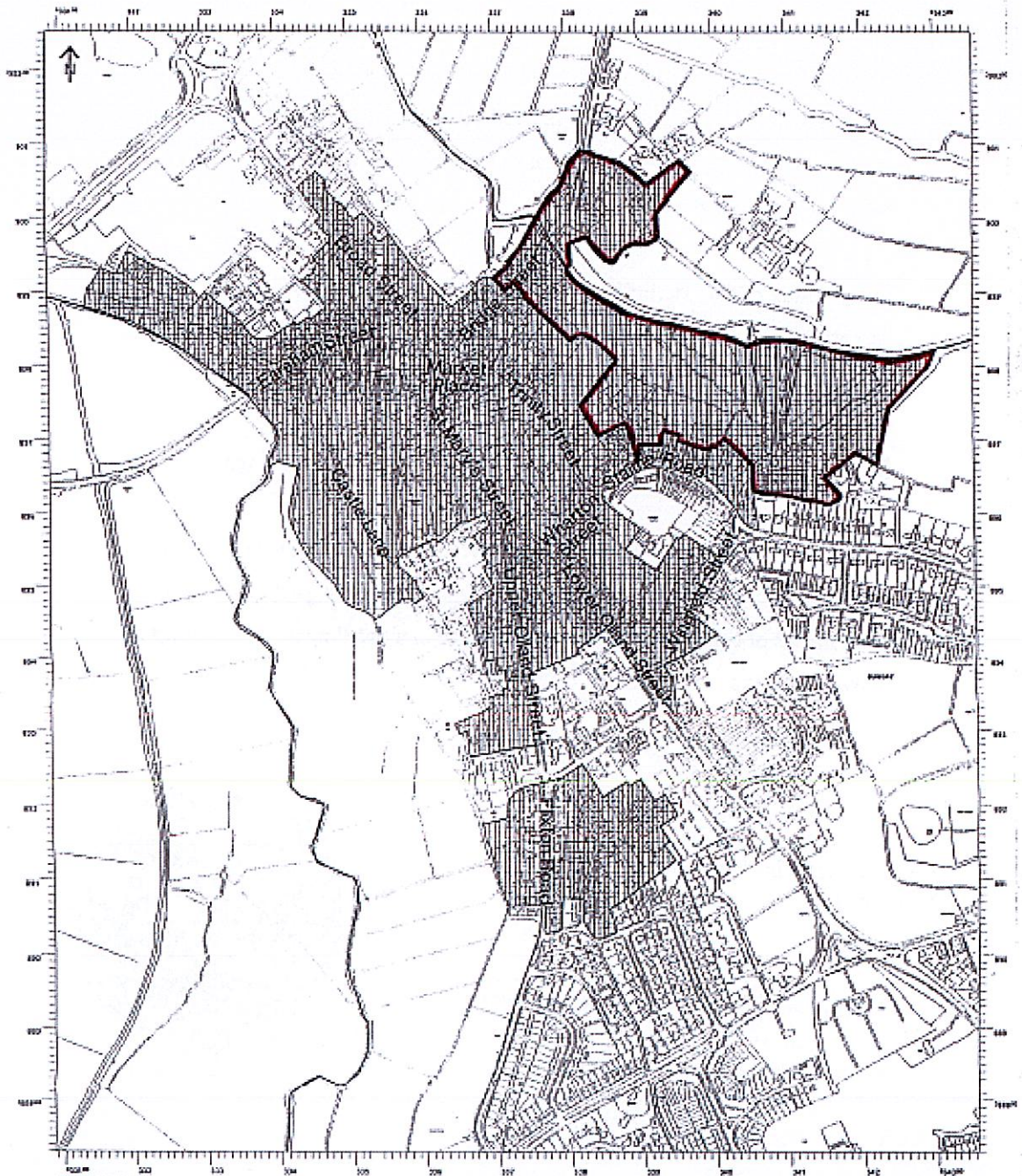
7<sup>th</sup>

day of

July

1998

BUNGAY CONSERVATION AREA: Nov. 1997



Map prepared by the  
Bungay Conservation Area  
Committee in 1997. It is  
based on the Ordnance  
Survey map of 1988 and  
is not to be used for  
any other purpose.



Broad's Authority



1:5000

## SCHEDULE 2

Properties comprised in the land affected by this Direction:

29 Bridge Street, Bungay, Suffolk, NR35 1HD
31 Bridge Street, Bungay, Suffolk, NR35 1HD
Storyteller's Cottage, 33 Bridge Street, Bungay, Suffolk, NR35 1HD
Bridge House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
35A Bridge Street, Bungay, Suffolk, NR35 1HD
35 Bridge Street, Bungay, Suffolk, NR35 1HD
36 Bridge Street, Bungay, Suffolk, NR35 1HD
37 Bridge Street, Bungay, Suffolk, NR35 1HD
38 Bridge Street, Bungay, Suffolk, NR35 1HD
39 Bridge Street, Bungay, Suffolk, NR35 1HD
40 Bridge Street, Bungay, Suffolk, NR35 1HD
41A Bridge Street, Bungay, Suffolk, NR35 1HD
41B Bridge Street, Bungay, Suffolk, NR35 1HD
42 Bridge Street, Bungay, Suffolk, NR35 1HD
43 Bridge Street, Bungay, Suffolk, NR35 1HD
44 Bridge Street, Bungay, Suffolk, NR35 1HD
45 Bridge Street, Bungay, Suffolk, NR35 1HD
The Smokehouse, 48 Bridge Street, Bungay, Suffolk, NR35 1HD
The Hermitage, 50 Bridge Street, Bungay, Suffolk, NR35 1HD
47 Staithe Road, Bungay, Suffolk, NR35 1EU
49 Staithe Road, Bungay, Suffolk, NR35 1EU
51 Staithe Road, Bungay, Suffolk, NR35 1EU
53 Staithe Road, Bungay, Suffolk, NR35 1EU
Riverside, Staithe Road, Bungay, Suffolk, NR35 1EU
The Dell, Staithe Road, Bungay, Suffolk, NR35 1ET
1 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
2 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
3 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
4 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
5 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
6 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
7 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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26 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
27 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
28 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Meadow House, 30 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Albion House, 31 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
32 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Bower House, 1 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
The Vicarage, 3 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Granary House, Staithe Road, Bungay, Suffolk NR35 1EU
3 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Mill Reach, Staithe Road, Bungay, Suffolk, NR35 1EU
The Music House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
32A Bridge Street, Bungay, Suffolk, NR35 1HD
32B Bridge Street, Bungay, Suffolk, NR35 1HD
32C Bridge Street, Bungay, Suffolk, NR35 1HD
Lawn Meadow, Bridge Street, Bungay, Suffolk, NR35 1HD
The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Place, 49A Staithe Road, Bungay, Suffolk, NR35 1EU
Bungay Town Council Office, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Canoe Club, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
46 Bridge Street, Bungay, Suffolk, NR35 1HD
Millpool, Unit 1, Staithe Road, Bungay, Suffolk, NR35 1EU
4 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Millstream House, 5 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Sarah Brown Cards, 46 Bridge Street, Bungay, Suffolk, NR35 1HD
2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
4 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
5 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Ivy Cottage, 6 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
8 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
9 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
10 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
12 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
14 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
16 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ

18 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
20 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
22 Ditchingham Dam, Ditchingham, Norfolk,, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Waveney Carriage House, 1 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18A Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Falcon Cottage, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
3 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Flat At Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Annexe At Waveney Carriage House 1 Ditchingham Dam Ditchingham Norfolk NR35 2JQ
Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

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 22 April 2026.

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

This 16<sup>th</sup> day of January 2026

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

  
 .....  
 Authorised Signatory



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



This

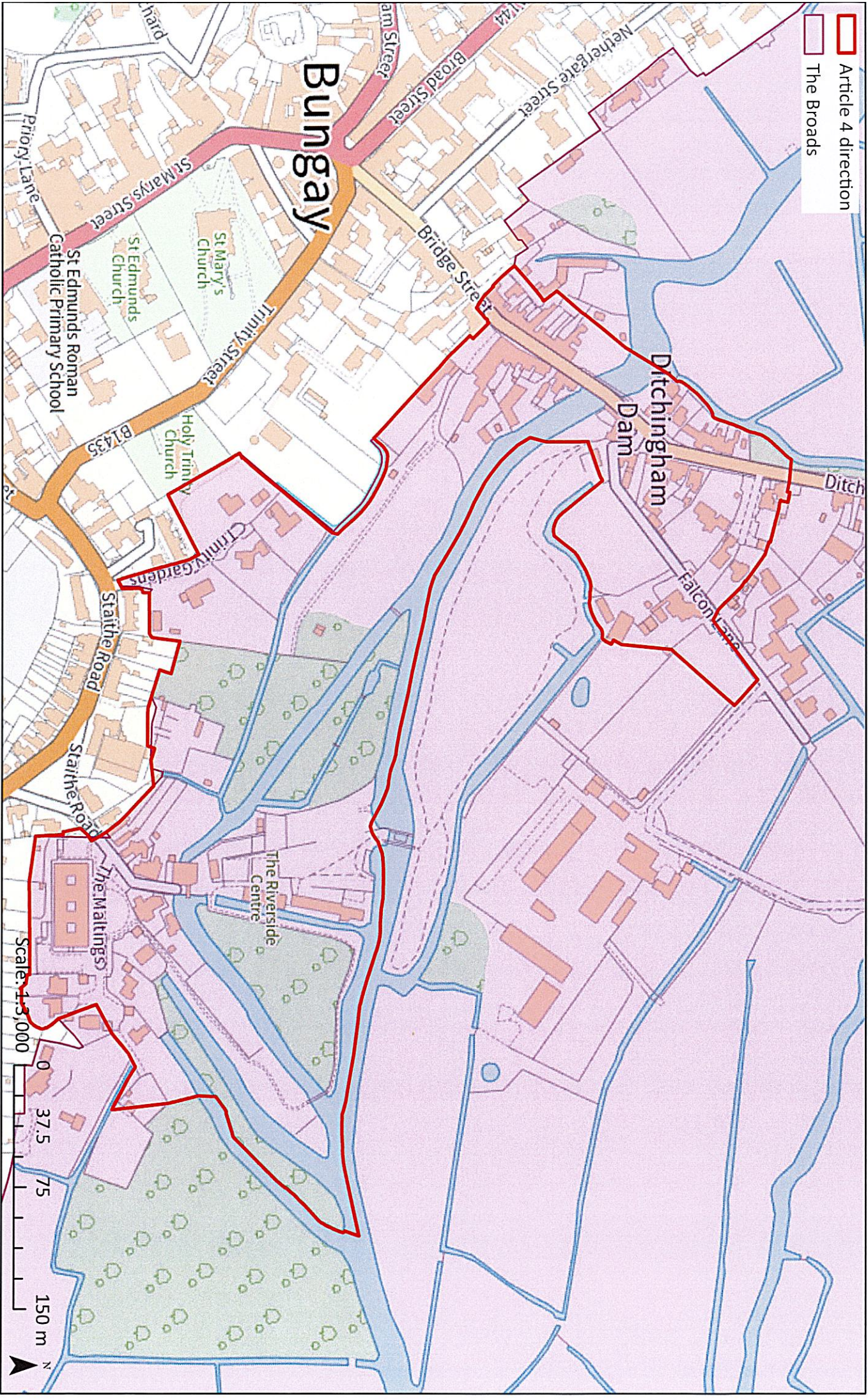
The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....  
 Authorised Signatory



# Bungay Conservation Area Article 4 (also covering part of Ditchingham Dam Conservation Area) - To be cancelled

-  Article 4 direction
-  The Broads



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