

Ridley Road Article 4 Direction FAQs

This page brings together answers to common questions about the proposed Article 4 Direction for Ridley Road.

The questions and answers are intended to explain what the Article 4 Direction would do, why it is being proposed, and how the consultation and decision-making process works. They are provided to help residents, businesses and property owners understand the proposal and how it may affect them.

If you cannot find the information you are looking for, you can submit a comment through the consultation or contact the planning team using the details provided.

About the Article 4 Direction

1. What is an Article 4 Direction?

A: This is a planning tool that allows local planning authorities to remove national permitted development rights, which are rules that normally allow some changes without needing planning permission. A Direction does not prevent the development to which it applies, but instead requires planning permission to be obtained from the Council.

2. Why does the Council use Article 4 Directions?

A: An Article 4 Direction is used when the Council deems it necessary to protect and manage change for the purpose of local amenity or the well-being of an area.

3. Is this a borough-wide Article 4 Direction?

A: This Direction is limited to the Ridley Road E8 area as outlined by the Boundary map, and is specifically for the permitted development right that allows buildings and land in commercial, business and service use to change to residential use.

4. How does this Article 4 Direction relate to existing planning controls in Dalston?

A: This Article 4 Direction means any changes of use to properties (as per Q3) in the Ridley Road area identified only. Any application will be assessed against the planning policies in Hackney's Local Plan 2033, and the Dalston Plan SPD.

Why Ridley Road is included

5. Why is the Council proposing an Article 4 Direction for Ridley Road?

A: Ridley Road is at the retail heart of the Dalston Town Centre, and is home to a daily street market. In addition to the retail units at the ground floor there are many business units above on the upper floors. These commercial units are at risk of being lost under the permitted development right.

6. How does Ridley Road differ from other parts of Dalston in planning terms?

A: Dalston Town Centre with the exception of Ridley Road is already covered by an Article 4 Direction relating to this permitted development right.

7. What issues or risks is the Article 4 Direction intended to address?

A: The potential loss of commercial floorspace (especially at ground floor level), converted into residential without any contribution to affordable housing. Furthermore, the current lack of control over the quality and size of any new residential space (and associated poor amenity for new residents)

What the Article 4 Direction would do

8. What permitted development rights would be removed if the Direction is confirmed?

A: Class MA of the national permitted development right, allowing the property and land in planning use class E (commercial, business and service) to change to class C3 (residential) without the need for planning permission from the Council. Use class E covers uses such as shops, financial and professional services, restaurants and cafes, offices, light industrial, medical or health services, creches, day nursery, indoor sports, among others.

9. Would planning permission be refused automatically once the Article 4 Direction is in place?

A: The Direction means that the council can assess an application in the area against the relevant planning policies, and ensure proposals are to a high standard before they are granted approval to go ahead.

10. Would property owners still be able to apply for planning permission?

A: Yes.

Who is affected

11. Who would the Article 4 Direction apply to?

A: This Direction will apply to the following properties : 17 - 93 (odd) Ridley Road E8, Land to the rear of 4 Colvestone Crescent, E8 and 1a St Marks Rise, E8.

12. Does it apply to residential properties, commercial properties, or both?

A: It applies to uses within planning class E (commercial, business and service). Use class E covers uses as shops, financial and professional services, restaurants and cafes, offices, light industrial, medical or health services, creches, day nursery, indoor sports etc.

13. How would this affect landlords and property owners?

A: Those who wish to change the use from commercial uses to residential will need to apply for full planning permission, rather than follow the prior approval process.

14. How would this affect tenants or people living above shops?

A: Existing residential uses in the area will not be directly affected by the Direction.

15. Does it affect Ridley Road Market or market traders?

A: The street market stalls and traders are not directly affected by the Direction, however, the shops and the market complement each other, both contributing to the viability and vibrancy of the area. The market may be adversely affected if the ground commercial units were turned into residential.

Boundary and scope

16. How was the boundary for the Article 4 Direction decided?

A: This Direction ensures that the whole of the Dalston Town Centre as identified by Hackney's Local Plan 2033 is covered by the Article 4 Direction relating to the specific permitted development right.

Planning process and decision-making

17. How would planning applications be assessed if the Article 4 Direction is confirmed?

A: Planning applications will be assessed against the policies in the Hackney Local Plan 2033 and the Dalston Plan Supplementary Planning Guidance.

18. Would applications be assessed differently from elsewhere in Dalston?

A: No.

19. Would there be any planning fees associated with applications?

A: The usual cost involved in the making of a planning application including the application fee will apply.

Equality, affordability and impacts

20. Has the Council considered the equality impacts of the Article 4 Direction?

A: An Equality Impact Assessment has been undertaken as part of making of the Article 4 Direction.

21. How could the Article 4 Direction affect housing affordability?

A: The Direction allows the council to consider any affordable housing contribution - either by providing it as part of a development or through a financial contribution.

22. Could the Direction affect the supply of housing in the area?

A: The Direction is likely to limit the supply of new residential in the area, however, a change of use planning application can still be submitted and considered. A planning application allows the Council to manage the quality of any residential space, and help manage the balance of uses in a key commercial and employment area.

23. Are there any anticipated impacts on small businesses?

A: The existing retail and commercial units are relatively small, and likely to be

attractive to businesses looking for smaller more affordable premises in a key commercial area.

Consultation and next steps

24. Why is the Council consulting on this Article 4 Direction?

A: The Council is consulting to give residents, businesses and property owners the opportunity to comment on the proposed Article 4 Direction, including whether it should be introduced and whether the proposed area is appropriate. This consultation is part of the Council's duty to consult in line with our Statement of Community Involvement, before deciding whether to confirm the Direction.

25. What kind of feedback is the Council looking for?

A: The Council welcomes feedback on all aspects of the proposed Article 4 Direction. This includes views on the proposed boundary, the potential impacts of the Direction, and whether changes of use from commercial to residential should continue to be allowed without the need for a full planning application in this area.

26. What issues are outside the scope of this consultation?

A: This consultation is specifically about the proposed Article 4 Direction. It is not seeking views on the mix or type of commercial units, the future operation of Ridley Road Market, or wider economic, social or environmental issues affecting Dalston more broadly. These matters are addressed through other planning policies, including the Dalston Plan SPD (adopted in 2025).

27. How will consultation responses be used?

A: All responses will be reviewed and taken into account by the Council when deciding whether to confirm the Article 4 Direction, and whether any changes are needed to the proposal or the area covered.

28. Can the Council change the proposal as a result of consultation?

A: Yes. Feedback received during the consultation may lead the Council to amend the proposal, including the area covered, before deciding whether to confirm the Direction. Consultation responses may also form part of the evidence considered if the proposal is reviewed by the Government.

Timescales and implementation

29. When would the Article 4 Direction come into force if confirmed?

A: The Direction was 'made' by the Council in December 2025, which allows consultation to take place. Public consultation is running between January and March 2026. If the Council decides to confirm the direction following this consultation, it would not come into force immediately. The final timing would depend on the outcome of the consultation and subsequent decision-making, but it is expected to be no earlier than late 2026 early 2027.

30. Would there be a transitional period?

A: Yes. Until the Article 4 Direction is confirmed by the Council and comes into force, proposals to change use to residential under the permitted development right can continue to follow the *prior notification* process and would not require a full planning application.

Further information

31. Where can I view the full Article 4 Direction notice and maps?

A: Please visit the [Hackney Article 4 Directions webpage](#).

32. Where can I find updates on the outcome of the consultation?

A: Please visit the [Hackney Article 4 Directions webpage](#).