

**Insights**

## **PARIS URBAN PLANNING NEWSLETTER - N°1**

Feb 14, 2023

### **SUMMARY**

Welcome to the first edition of BCLP's Urban Planning & Development newsletter in Paris. The year that has just ended has been particularly rich in jurisprudence concerning urban planning law. We propose below to review 12 of the most significant decisions of this year 2022.

In this edition of the Paris Urban planning newsletter, we cover:

#### **1. DESTINATIONS**

- Old / new destinations: application in time
- Darkstores - what qualification in terms of destination?
- Change of destination without work - at what date is it acquired?

#### **2. LOTISSEMENT**

- The crystallization of the applicable urban planning rules excludes the possibility of postponing the decision
- The crystallization of urban planning rules does not apply in the absence of implementation of the land division
- No bypassing of the subdivision in case of recourse to the building permit valid as a division to authorize the construction of individual houses within the framework of a horizontal co-ownership

#### **3. INSTRUCTION OF THE BUILDING PERMIT APPLICATION**

- What documents are required in the building permit application file when the project has a definitive right of way on the public domain?

- A request for additional illegal documents is no longer an obstacle to obtaining a tacit building permit

#### 4. WIDENING OF THE SCOPE OF THE MODIFYING BUILDING PERMIT

#### 5. DEMOLITION OF IRREGULAR CONSTRUCTIONS

- A construction built in disregard of the specifications of a subdivision is no longer necessarily subject to demolition
- The demolition of illegal constructions can now be ordered by a mayor, under his special police powers

### **RELATED PRACTICE AREAS**

- Real Estate
- Planning & Zoning

## MEET THE TEAM



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