



Ministry of Housing,  
Communities &  
Local Government

**Luke Hall MP**

*Minister for Rough Sleeping and Housing*

**Ministry of Housing, Communities and Local  
Government**

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Dear Andrew,

Thank you for your letter dated 17 April to the Rt Hon Robert Jenrick MP about the findings of the London Assembly's Planning Committee around permitted development rights for change of use to residential. I know how important housing is in London and I am grateful to you for bringing your findings to our attention. I have been asked to reply on behalf of the Secretary of State.

National permitted development rights play an important role in the planning system, providing flexibility, reducing bureaucracy and making the most effective use of existing buildings. The permitted development right for the change of use from office to residential, in particular, is making an important contribution to the delivery of new homes across the country. In the four years to March 2019, over 54,000 homes to buy or rent have been delivered under the right, many of which might not otherwise have come forward under a planning application.

We are aware of the concerns about some of the developments brought forward under this right. That is why we announced last year that we will review permitted development rights for conversion of buildings to residential use in respect of the quality standard of homes delivered. Further announcements will be made in due course.

Once again, I am grateful to you for bringing your findings to our attention.

**LUKE HALL MP**