

Planning Committee – 23 January 2020: follow-up requests

1. Detail of which London boroughs had developed Article 4 directions, both for conversion of offices to residential in appropriate locations and for industrial uses to residential

As of 31 January 2020, in twenty-three London boroughs (including OPDC) there is at least one Article 4 Direction in force that removes Class O permitted development rights (B1a Office to C3 Residential), either in specific locations or across the whole borough.

In five London boroughs (including OPDC) there is an Article 4 Direction in force that removes Class P permitted development rights (B8 Storage to C3 Residential), either in specific locations or across the whole borough.

In ten London boroughs there is at least one Article 4 Direction in force that removes Class PA permitted development rights (B1c Light Industry to C3 Residential), either in specific locations or across the whole borough.

Furthermore, two non-immediate Article 4 Directions are expected to come into force later this year, if confirmed, in LB Brent (removing Class O and Class PA permitted development rights; from 1 November 2020) and LB Camden (removing Class PA permitted development rights; from 1 October 2020). Both boroughs already have Article 4 Directions in place that remove the relevant permitted development rights in other locations within their borough boundaries.

Article 4 Direction	In force (# boroughs)
B1a Office to C3 Residential (Class O)	23
B8 Storage to C3 Residential (Class P)	5
B1c Light Industry to C3 Residential (Class PA)	10

Further details – including the full list of boroughs with Article 4 Directions – are available in the ‘Borough Article 4 Directions’ spreadsheet attached to this letter.

2. Details of how much industrial space had been lost to residential through permitted development rights

As of 31 January 2020, analysis of the London Development Database shows that around 2,100 sqm of B1c Light Industry floorspace has been lost to residential as a result of developments (either completed or started) under Class PA.

An additional 6,851 sqm of B1c Light Industry floorspace is earmarked for conversion to residential under Class PA, as a consequence of approved Prior Approvals¹.

B1c Light Industry to C3 Residential	B1c floorspace loss	C3 Residential units
<i>Completed</i>	- 1,054 sqm	15
<i>Started</i>	- 1,047 sqm	20
<i>Submitted</i>	- 6,851 sqm	119
<i>Total</i>	- 8,952 sqm	154

Source: London Development Database

Analysis of the London Development Database shows that 17,734 sqm of B8 Storage floorspace has been lost to residential as a result of developments (either completed or started) under Class P.

An additional 8,942 sqm of B8 Storage floorspace is earmarked for conversion to residential under Class P, as a consequence of approved Prior Approvals.

B8 Storage to C3 Residential	B8 floorspace loss	C3 Residential units
<i>Completed</i>	- 12,612 sqm	246
<i>Started</i>	- 5,122 sqm	107
<i>Submitted</i>	- 8,942 sqm	163
<i>Total</i>	- 26,676 sqm	516

Source: London Development Database

Detailed information is available in the 'LDD - B1c to Residential' and 'LDD - B8 to Residential' spreadsheets attached to this letter.

¹ Prior Approvals that have been approved are recorded as 'Submitted' on the relevant LDD spreadsheets