

Appendix 2

TITLE

Confirmation of a Non-Immediate Article 4 Direction for change of use from office to residential in the Central Activities Zone

What is changing?

Confirmation of an Article 4 Direction made by the Council on the 28 March 2018 relating to a permitted development right for the change of use from office (B1a) to residential (C3). Once confirmed, the Article 4 Direction removes this permitted development right in a targeted area of the borough (i.e. the London Plan CAZ as it relates to Lambeth) and any proposal involving a change of use from office to residential will require planning permission from 31 May 2019. This will enable the Council to manage the loss of office space by assessing any proposal against development plan policies.

Who will be involved?

Councillor Matthew Bennett, Cabinet Member for Planning, Investment & New Homes

What do we know about the people who will be impacted by this change?

The people who will be impacted by this change are those employed by businesses that operate in office buildings within the CAZ. We do not have specific information on these employees. By protecting office buildings from the permitted development right, the proposal will also impact on future employees of these businesses. We do not have specific information on who these people will be.

The State of the Borough Report 2016 identifies that employment rates are lower for BME groups (66% compared to 85% for white working age residents). The Report also identifies that Lambeth has a relatively young age profile and is a destination for young working age people. 51% of the borough is aged 20-44 and 28% are 25-34. The State of the Borough Report 2016 outlines that over 85% of people in Lambeth say they are in good or very good health. Just under 5% of the population have bad or very bad health and approximately one in four Lambeth households has someone with a long-term health problem or disability.

The other people who will be impacted by the proposal are any future occupiers of new residential units that would have been created through permitted development rights for change of use from office to residential, if the Article 4 direction were not to be confirmed. We do not have any information about who these people might be. However, this permitted development right does not allow the council to secure affordable housing from this type of change of use, so it is likely the cost of such housing would be high and therefore the occupants would be unlikely to be in lower or middle income groups.

How will they be impacted by the change?

The removal of permitted development rights is likely to have a positive effect on the BME population by protecting office floor space which provides employment and business opportunities for all residents but particularly those currently unemployed.

The removal of permitted development rights is likely to have a positive effect on young people and the working age population by ensuring the Council can manage the loss of office floor space and ensure that businesses have access to floor space and can continue to provide jobs and employment opportunities to young people and those of a working age. Existing offices in the CAZ will benefit from added protection and so it will provide greater certainty for businesses within the CAZ and their employees. The proposal will therefore help to protect the borough's potential for economic growth and development, opportunities for business start-up and expansion, job retention and creation and future opportunities for local people which will benefit all residents and those with a protected characteristic.

Removing permitted development rights and requiring conversions to residential to be assessed against adopted planning policies will result in higher quality accommodation and affordable housing. Both of these impacts will benefit all of the borough's residents, however the delivery of affordable housing will especially benefit lower income households. As higher quality housing will be provided, this will help ensure more residential units are accessible to those with a disability.

Removing permitted development rights and requiring changes of use from office to residential to be submitted as a planning application and assessed against Local Plan policies will have positive impacts on the health of the borough. Any planning application will be assessed against factors such as impact on amenity, whether adequate daylight and sunlight are provided, air quality and noise are mitigated and units meet adopted space standards. It also will prevent residential accommodation being located in inappropriate locations whereby residents are subject to noise, dust and smells from other employment uses. All of these factors can have a negative impact on health and will ensure that residents continue to report to be in good or very good health as their living conditions will not be having a negative impact on their health and wellbeing. Requiring the change of use from office to residential can therefore also prevent those who are pregnant or new-born children being located in inappropriate locations.

Overall, this EIA has identified there will be no direct negative impacts on any groups with protected characteristics. It has identified there may be positive impacts on BME groups, young people, those of working age and those with the pregnancy and maternity protected characteristic.

How do you plan to promote and deliver any positive impacts of the proposal?

At the time the Article 4 direction was made, a notification was sent out to each address within the CAZ explaining the Article 4 Direction and its implications. These properties will again be notified about the confirmation of the Article 4 direction. The CAZ Article 4 Direction page on the council's website will also be updated accordingly.

How do you plan to address and mitigate any negative impacts of the proposal?

No negative impacts are envisaged to result from the proposal.

How will you review/evaluate your proposal, mitigation actions and/or benefits? Who will be responsible for this?

Once the Article 4 Direction comes into force, all planning applications for change of use from office (B1a) to residential (C3) in the CAZ will be assessed against development plan policy. The council's Planning Policy team will annually monitor the outcome of these applications. This will inform an assessment of the benefits of the introduction of the Article 4 direction, both in safeguarding the stock of office space and in securing good quality and affordable housing where a change of use does take place in the CAZ.

Outcome of EIA

No adverse impact, no change required

Comments from Sponsor/Director/Head of Service

Approved – Rob Bristow – 8/4/19