

## Appendix 3 – Consultation Responses

Consultee Type	Date	Summary of Representation	In Favour / Against	Council Response
Office / Residential land owner	20.03.2018	The respondent stated that their company owns offices and residential property in Islington and therefore supports policies which allow flexibility in relation to land use.	X	There is a need to balance competing demands between land uses, in order to provide for the full range of development needs. The Council's Local Plan allows for the development of housing outside areas designated for other uses and in some cases, allows for mixed use development. The Article 4 Direction does not preclude the delivery of housing, but requires that proposals which seek to convert office floorspace to residential use are assessed against the Council's Local Plan, through the planning application process.
Community Interest Group	21.03.2018	The community interest group set out support for the Article 4 Direction. No further details in relation to the reasons why were given.	✓	The Council notes support for the Article 4 Direction.
Office occupant	23.03.2018	The respondent set out support for the Article 4 Direction. They highlighted that there is an existing shortage of offices in Islington, particularly around Upper Street, and noted that the situation will get worse as a result of the PD right. They also raised concern about the risk of jobs being lost within the Borough.	✓	The Council notes support for the Article 4 Direction.
GLA	28.03.2018	The response highlighted the importance of CAZ's economic role in supporting jobs and businesses. It stated that conversion of offices to residential uses here could significantly affect local amenity and wellbeing. It was set out that the Mayor strongly supports the Article 4 Direction.	✓	The Council notes support for the Article 4 Direction and recognises the importance of protecting the CAZ's economic role. As noted in the Council's decision report, the lifting of the exemption has the potential to cause significant harm to local amenity and wellbeing, and restricts the Borough's potential in supporting jobs and businesses.
TfL	06.04.2018	TfL set out support for the Article 4 Direction in line with the response from the GLA. No further details on this were provided.	✓	The Council notes support for the Article 4 Direction.
Housing association	06.04.2018	The housing association stated that they understand the pressure that local authorities are under to provide more housing, however, it is imperative that where new homes are provided, there is proper scrutiny into whether they are acceptable/of a decent standard. It was also stated that there should be proper consideration of the potential impact of additional residential properties, on neighbouring residents. The response was supportive of the Article 4 Direction.	✓	The Council notes support for the Article 4 Direction. The confirmation of the Article 4 Direction will mean proposals for new housing development will be assessed against relevant housing policies in the Council's Local Plan.

Highways England	19.04.2018	No comment.	/	N/A
Theatres Trust	01.05.2018	The Article 4 Direction was welcomed. The response raised concern about the potential impact that the permitted development right may have on theatres, as a result of new residents making noise complaints during performance times. This was considered to be a particular issue in Islington due to the number of theatres located within the Borough.	✓	The Council notes support for the Article 4 Direction The Article 4 Direction will mean that proposals for new housing development will be assessed against the Council's Local Plan, including those which require assessment of potential noise impacts.
Individual	01.05.2018	It was set out that the respondent understands why Islington would seek to remove this permitted development right but argued that only offices within a 5-minute walk of a London Underground station should be protected. The response stated that allowing offices to convert to residential use has the power to ease the ongoing housing crisis, particularly in central areas. It was set out that restricting the ability to convert will further constrain housing supply, exacerbate the shortage and further the issue of affordability.	X	<p>The Council disagrees that only offices within a 5-minute walk of a London Underground station should be protected from conversion to residential use. Within Islington's Central Activities Zone, there are several clusters of nationally and internationally significant business space, including space which is not located within 5 minutes walk of a London Underground station. Protecting office space only within the vicinity of a London Underground station would significantly impact the Borough's ability to support jobs and businesses and would result in substantial losses of office space.</p> <p>Islington has a strong track record of high levels of housing delivery and has consistently exceeded borough housing targets, without the permitted development right being in place in the CAZ. The Council considers that the permitted development right is harmful when it comes to the issue of affordability of housing, as affordable housing policies cannot be applied, meaning that where housing is delivered through permitted development, the Council is missing out on securing affordable housing.</p>
Individual	01.05.2018	The respondent asked that the Council consider making this exemption only applicable to areas within a 7-minute walk of a London Underground station, as areas outside of this distance are more appropriate for residential use than for office use. It was set out that restricting the ability to convert will further constrain housing supply, exacerbate the shortage and further the issue of affordability.	X	<p>The Council disagrees that only offices within a 7-minute walk of a London Underground station should be protected from conversion to residential use. Within Islington's Central Activities Zone, there are several clusters of nationally and internationally significant business space, including space which is not located within 5 minutes walk of a London Underground station. Protecting office space only within the vicinity of a London Underground station would significantly impact the Borough's ability to support jobs and businesses and would result in substantial losses of office space.</p> <p>Islington has a strong track record of high levels of housing delivery and has consistently exceeded borough housing targets, without the permitted development right being in place</p>

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