

Council: Tuesday, 23 September 2014

Motion: Councillor Adam Langleben

Permitted Development Rights

Council notes that up to 150 businesses and charities which employ around 700 people based in Premier House in Edgware were given 4 weeks notice to quit the building following the landlord's decision to develop the property for luxury residential accommodation – a decision made without the need to apply for planning permission as a result of the government's extension of permitted development rights.

Council notes that as a consequence there will be no opportunity to secure any affordable housing, Community Infrastructure Levy and S106 contributions to meet pressure on health, education and other services or apply conditions to mitigate the impact of the development on neighbours.

Council believes that this development could result in a net loss of revenue to the council in business rates even when any future council tax collected from the development is taken into account.

Council believes that the government's policy on permitted development rights damages local businesses and the council's stated objectives to support growth, local business and town centres and to maximise revenue from business rates.

Council therefore calls on the Leader of the Council to make representations to the government in response to their consultation on permitted development rights setting out LB Barnet's opposition to the rights that enable offices to be converted to flats without the need for planning permission; and that these rules should not apply to office blocks that are full or nearly full of businesses and should only apply to those that are empty or nearly empty.