

## Appendix 1

### **Consultation Responses to Making of Article 4 Direction for Residential to Offices**

#### **Respondents**

1. Highways England
2. John MacBryde & Julian Sainsbury
3. Michael Cordwell James
4. Manuela Vittori
5. Marcus Tucker
6. Vanessa Mendendez Covelo
7. Natural England
8. Crouch End Neighbourhood Forum
9. Transport for London

<b>Respondent</b>	<b>Summary of response</b>	<b>Council response</b>
1	Highways England satisfied that the Direction will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in Department for Transport C2/13 para's 9 & 10 and MHCLG NPPF para 109) and accordingly has no comment.	None
2	Support the Council's making of the Direction. Concerned not just for loss of office floorspace but also for delivery of substandard units through Permitted Development without affordable housing contributions.	Support noted
3	Endorse council intention to restrict permitted development rights which currently allow for the change of use from offices to residential without full planning permission.	Support noted
4	Support proposal which will positively benefit residents	Support noted
5	Support the proposed restrictions on change of use from office to residential without planning permission in the prescribed areas. In particular, this will help address concerns about landlords within the locations above, primarily because I'm concerned by unscrupulous landlords creating substandard and potentially unsafe dwellings.	Support noted

6	Fully support proposal.	Support noted
7	Natural England have no comments to make on the consultation.	None
8	<p>Crouch End Neighbourhood Forum strongly supports the Council's intention to designate an Article 4 Direction (A4D) for Crouch End. There are well documented examples of poor residential housing as an unintended consequence of the policy to extend Permitted Development (PD) rights to the conversion of commercial property and we support the Council's intention to avoid such development. In addition, there is acute local concern regarding the detrimental effect of such rights on the integrity of the town centre and the consequent performance of the local economy.</p> <p>The Forum would like to propose some revisions to the area covered. The proposed A4D covers much of the retail area in Crouch End, but does not include the main, surviving, office and light industrial accommodation – which is found at the edge of the town centre.</p> <p>Forum would like to express support for an additional A4D to cover Class M PD rights in Crouch End District Centre.</p>	<p>Support for Direction noted.</p> <p>Noted that the Forum supports the geographical extension of the prescribed area of the Direction. However, there is no procedure in the legislation for modifying made Directions therefore the Council cannot amend the boundaries of the proposed areas without making a new Article 4 Direction, consulting on it, and then confirming the Direction. It is considered that the current geographical scope of the Direction is robustly evidenced and justified.</p> <p>Noted that the Forum supports an additional Article 4 Direction to cover Class M Permitted Development rights. In March 2020 the Government confirmed it will go ahead with proposals to comprehensively change the General Permitted Development Order following changes to the Use Classes Order in September 2020. The council will consider responses to these changes in due course.</p>
9	Transport for London that we have no comments to make on the new Article 4 Direction	None