

Prior Approval for Change of Use from Office to Residential

Briefing Note 24: April 2023

Produced by Regeneration, Planning & Enterprise

Prior Approval For Change Of Use From Office To Residential

On 30th May 2013 a new amendment to the General Permitted Development Order (GPDO) came into force, for a temporary period of three years, which changed Permitted Development (PD) rights to allow changes of use from Class B1(a) office to Class C3 residential without the need for planning permission. However, prior to making any change of use, developers must apply to the local planning authority to determine whether the prior approval of the authority will be required as to:

- transport and highways impacts of the development;
- contamination risks on the site;
- flooding risks on the site; and
- noise impacts from adjoining properties

Where prior approval is required, development shall be carried out in accordance with details approved by the local planning authority.

Prior Approvals do not require the proposed residential development to meet any design standards or space standards and do not often provide any financial support towards the local infrastructure. Other aspects of development which may be associated with a change of use, such as alterations to facades, extensions etc. will continue to require planning permission.

In April 2014 a further change to the PD legislation allowed the change of use of A1 (shops) and A2 (financial and professional services) to C3 (residential) without the need for planning permission. For the purposes of this briefing note the A2 use class is considered to be office.

When first introduced all changes of use to new homes permitted via the Prior Approval route had to be completed and occupied by 30th May 2016. However, in October 2015 the Government announced changes to the legislation to make these permitted development rights permanent and to extend them to include the demolition of existing offices and re-building for residential dwellings (rather than just the conversion of the existing building). On 6th April 2016 the permitted development rights to allow changes of use from office to residential without the need for planning permission were made permanent.

Harrow

Harrow is one of London's most attractive suburban areas and is primarily a dormitory suburban area. With a population of 260,990¹ and growing (up by 8,650 compared to the previous year), only a relatively small amount of land and buildings are devoted to employment and industrial activity compared to other Outer London and West London boroughs. Harrow covers an area of approximately 50 sq. km and over a quarter of the borough (more than 1,300 hectares) consists of open space, much of which is designated Green Belt or Metropolitan Open Land.

¹ Mid-year estimate from the Office for National Statistics (ONS), re-calculated based on the 2021 Census results.

Prior to the change to the GPDO coming into effect, the council had sought an exemption for the Harrow and Wealdstone Intensification Area on the basis of economic harm. Unfortunately, this was not granted. An Action Area Plan for the Harrow and Wealdstone Intensification Area was adopted in July 2013. A change to the designation from an Intensification Area to an Opportunity Area was adopted in the London Plan published in March 2016. A draft new London Plan was published in December 2017 and was followed by a three-month consultation period. [The London Plan 2021](#) was formally published by the London Mayor on 2nd March 2021.

In Harrow 335 applications have been submitted for change of use from Class A2 financial and professional services or B1(a) office to Class C3 residential taking advantage of the changes to PD rights. At the end of March 2023, 138 applications were granted, one was a deemed consent and two were allowed on appeal. For one application prior approval was not required and 82 others were refused. Six applications still await a decision while 59 applications were withdrawn by the applicant. One further application was categorised as having no objections, as this was for the change of use of premises that had already been permitted, this application plus 44 superseded applications is not included in the analysis to avoid duplication (Table 1).

163 of the 335 Prior Approval applications are for offices in the Opportunity Area. To date, 64 have been granted, one was a deemed consent, and one was allowed on appeal. One application did not require prior approval, 31 have been withdrawn, one application was categorised as having no objections and three await a decision (Table 1).

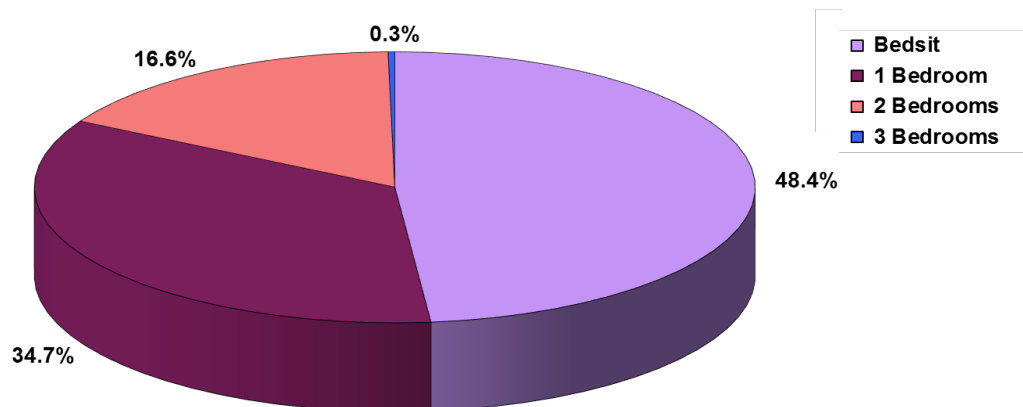
Table 1: Applications for Prior Approval for COU from A2/B1(a) to C3

	Number of apps.	Granted	Deemed Consent	Allowed on appeal	Prior Approval not required	No objections	Refused	With-drawn	No decision
Harrow	335	138	1	2	1	1	82	59	6
Opportunity Area	163	64	1	1	1	1	39	31	3

Note: 44 planning applications have been superseded, of these 21 are within the Opportunity Area

The 141 permitted applications, plus the application where prior approval was not required, would result in 2,706 new dwellings in the borough if they were all implemented and result in a loss of 132,463 m² of office floorspace (Table 2).

Figure 1: Proportion of Schemes by Number of Bedrooms



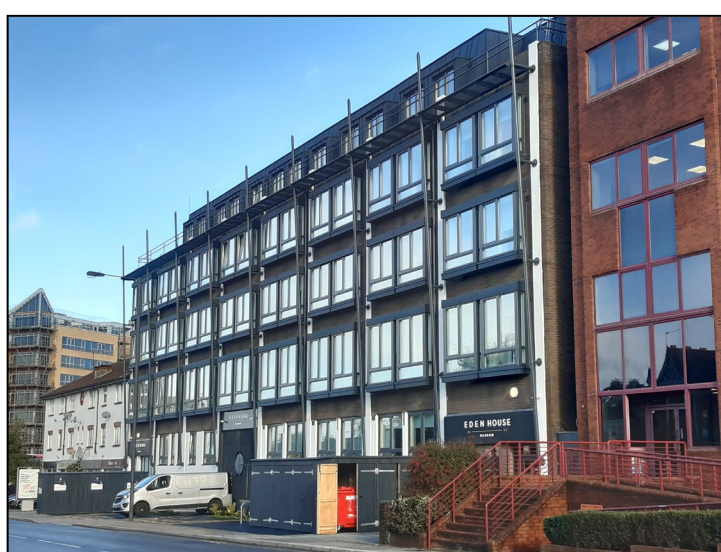
Source: Inclusive Economy Leisure & Culture

Of the 2,706 proposed new dwellings (excludes four units in a duplicate scheme and the unit not completed at 365 High Road, Harrow), 1,270 (48.4%) are bedsits, 912 (34.7%) have one bedroom, 437 (16.6%) have two bedrooms, eight (0.3%) have three bedrooms and one has five bedrooms. For one scheme of 73 units the number of bedrooms is not known (Figure 1).

None of the Prior Approval schemes for change of use from office to residential granted permission up to the end of March 2023 include an affordable housing element.

Outside of the Opportunity Area, the largest scheme granted permission, so far, is for 218 self-contained flats at Imperial House, 175-205 Imperial Drive, Rayners Lane, followed by schemes for 165 flats at Middlesex House, 29-45 High Street, Edgware, 101 flats at Bovis House, 142 Northolt Road, South Harrow and 74 flats at Talbot House, 204-226 Imperial Drive, Rayners Lane. These four schemes will result in a loss of 9,587 m², 5,505 m², 7,580 m² and 4,847 m² of office space respectively.

Within the Opportunity Area, the largest permitted schemes still valid² are for 125 flats at The Heights, 59-65 Lowlands Road, Harrow, 96 flats at Queens House, Kymberley Road, Harrow, 78 flats at First National House, 53-61 College Road, Harrow, 73 flats at Lowlands House, 41-51 Lowlands Road, Harrow, 73 flats at Research Services House, Elmgrove Road, Harrow and 73 flats at Premier House, Canning Road, Wealdstone. These will result in losses of 5,907 m², 5,378 m², 4,961 m², 2,807 m², 2,263 m² and 1,837 m² of office floorspace respectively.



Eden House, 41-51 Lowlands Road, Harrow

In total, 142 Prior Approval applications for change of use from office to residential have been permitted in Harrow, of these 67 (47.2%) are within the Opportunity Area. These 67 permissions would result in, if completed, the provision of 1,557 residential units, 57.5% of the total number of units, and a loss of 73,500 m² of office space, 55.5% of the total floorspace lost (Table 2).

Table 2: Permissions for Prior Approval for COU from A2/B1(a) to C3

	Permissions	Site area (ha)	A2/B1(a) floorspace lost (m ²)	Proposed units
Harrow	142	8.13	132,463	2,706
Opportunity Area	67	3.60	73,500	1,557
Proportion in the Opportunity Area	47.2%	44.3%	55.5%	57.5%

Note: Two lapsed permissions subsequently superseded by a new scheme have been excluded from these totals

² The largest permitted scheme in the Opportunity Area for 262 flats at Kings House, Kymberley Road, Harrow has now lapsed.

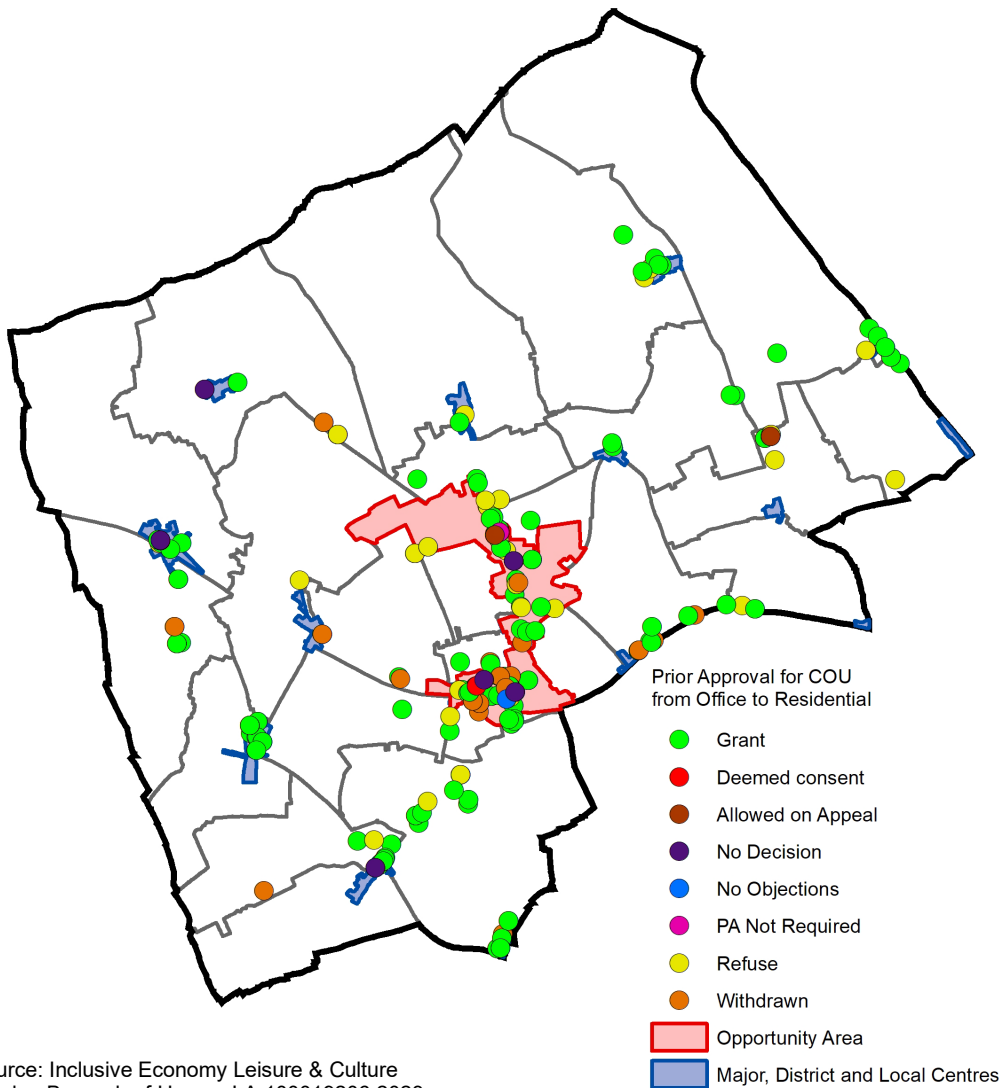
Permissions relating to Occupied Office Floorspace

At the time Prior Approval is granted, it is necessary for the council to confirm whether the applicable floorspace was in occupation for at least six months out of the last three years, for the purposes of determining Mayoral and Harrow Community Infrastructure Levy (CIL) liabilities. In total, out of the 142 permitted applications, 85 were for occupied office floorspace. The level of occupied office floorspace amounts to 78,114 m².

Distribution of Prior Approval Schemes

It can be seen that just under half of all proposals for change of use from office to residential, following the Prior Approval route, are within the Harrow and Wealdstone Opportunity Area. However, there are a few proposed schemes located in and around some of the other major, district and local centres in the borough, noticeably Pinner, Rayners Lane and Stanmore, as well as Belmont, Edgware, Kenton, Harrow Weald, North Harrow, South Harrow and Sudbury Hill (Figure 2).

Figure 2: Prior Approvals for Change of Use from Office to Residential



The concentration of proposals around Harrow, Wealdstone, Rayners Lane, Stanmore and Pinner is consistent with Council's analysis of the disparity between office and residential land

values whereas, those around Edgware, Northolt Road, South Harrow and Kenton can be attributed more to unsuitable or redundant office supply.

Correlation between the Office Floorspace Lost and Potential Job Losses

Having regard to the total amount of occupied office floorspace to be lost to residential use via Prior Approval applications, and applying a ratio of one employee per 11.3 metres squared⁽³⁾, the total corresponding job losses/displacement is circa 6,900 jobs or a loss of £201m in disposable income (4,100 jobs or a loss of £119m in the Opportunity Area)⁽⁴⁾. Overall, the office floorspace (occupied and vacant) subject to the grant of Prior Approval to date equates to a lost opportunity for provision of 11,700 jobs in the borough (6,500 jobs in the Opportunity Area).

Prior Approval Schemes in Town Centres

At the end of March 2023 there were 89 Prior Approval permissions providing 1,825 residential units in Harrow's town centres (metropolitan, district and local centres). This would result in a loss of 90,450 m² of office floorspace if all the proposed schemes were implemented, 68.2% of the total office floorspace lost in the borough. 886 units have been granted permission outside of the town centres in 54 schemes resulting in a loss of 42,139 m² of office floorspace.

Table 3: Permitted schemes by Town Centre

	Site area (ha)	A2/B1(a) office floorspace lost (m ²)	Proposed units	Proportion of total A2/B1(a) office floorspace lost
Belmont	0.04	630	6	0.5%
Edgware	0.00	39	1	0.0%
Harrow	2.44	58,701	1,220	44.3%
Harrow Weald	0.01	142	5	0.1%
Hatch End	0.00	46	1	0.0%
Kenton	0.12	1,919	27	1.4%
Pinner	0.15	2,370	23	1.8%
Rayners Lane	0.84	15,223	304	11.5%
South Harrow	0.01	76	2	0.1%
Stanmore	0.43	5,441	95	4.1%
Sudbury Hill	0.20	1,922	28	1.4%
Wealdstone	0.22	3,940	113	3.0%

³ Best estimated jobs to floorspace ratio following the London Office Policy Review (LOPR) 2017

⁴ Regional gross disposable household income by local authority, Office for National Statistics (ONS), June 2020

	Site area (ha)	A2/B1(a) office floorspace lost (m ²)	Proposed units	Proportion of total A2/B1(a) office floorspace lost
In town centres	4.49	90,450	1,825	68.3%
Outside of town centres	3.64	42,013	881	31.7%
Total	8.13	132,463	2,706	100.0%

Note: There are no Prior Approval permissions in the following town centres: Burnt Oak, Kingsbury, North Harrow and Queensbury

Harrow Metropolitan Centre has the highest number of proposed residential units with 1,220 resulting in a loss of 58,701 m² of office floorspace, 44.3% of the total floorspace lost. The next highest is Rayners Lane District Centre, 304 units (office space loss of 15,223 m²), Wealdstone District Centre, 113 units (3,940 m²), Stanmore District Centre, 95 units (5,441 m²), and Kenton District Centre, 27 units (1,919 m²). Burnt Oak, Kingsbury, North Harrow and Queensbury town centres have no Prior Approval permissions (Table 3).

Loss of Affordable Housing Provision

Harrow's Core Strategy seeks the maximum viable amount of affordable housing to be delivered on all major residential developments, with a Borough wide target of 40% over the plan period. Prior Approval applications, by virtue of being a form of Permitted Development, are not required to meet the affordable housing requirement (or indeed any other planning obligation or standard) specified in the Local Plan. If all the approved schemes had been Policy compliant i.e. provided 40% affordable housing for schemes of 10 or more units, they would have delivered 989 affordable units.

Empty Property Grants

One of the tools the council uses to help bring empty properties back into use is by offering empty property grants. This is financial help offered by the council to owners as an incentive to cover part of the repair and renovation costs of their properties. In return the council secures nomination rights to the council for a period of three to five years and the council uses the properties to accommodate families with housing needs. There have, so far, been five Prior Approval schemes in Harrow where an empty property grant was approved:

- High Street, Edgware, first and second floors in a three-storey building converted into 10 self-contained flats. The council processed a grant application to assist towards development works and to secure a five-year nomination. This project is now completed, and the units have been leased via Help2Let for a period of five years. All the units are now occupied and are managed by Help2Let.
- Admiral House, Cardinal Way, Wealdstone is a small three storey office unit converted into three self-contained flats. The council approved a grant application for £45,000. The project is now completed, and leases have been signed for a period of five years. All the units are now occupied and are managed by Help2Let.
- Peterborough Road, Harrow, first and second floors in a three-storey building with planning permission for four self-contained flats. The council approved a grant application for £58,000. The project is now completed, and leases have been signed for a period of five years. All units are now occupied and are managed by Help2Let.

- Admiral House, Cardinal Way, Wealdstone is a small three storey office unit with plans to convert it to three self-contained flats. A grant application has been approved and works have completed. The three units are occupied by families from the housing homeless list.
- Admiral House, Cardinal Way, Wealdstone is a small three storey office unit with plans to convert it to three self-contained flats. A grant application has been approved and works have completed. The three units are now homes to families in housing need.

High Street, Edgware (third floor) an application for an empty property grant was approved for a further two flats in the roof space (not a Prior Approval application) for £34,000. Leases have been signed for a period of five years and the two units are managed by Help2Let.

An office conversion to create six units in Hillingdon was approved by Harrow Council with the permission of Hillingdon Council. The project is now completed, and leases have been signed for a period of five years. The six units are now occupied and managed by Help2Let. Harrow Council has approved a number of other empty property grant applications, these were not for prior approval office to residential conversions and have therefore not been listed here.

It would appear that these newly created flats should be counted as affordable housing as they will be providing accommodation for families on low income, claiming benefits or with housing needs. However, this is not the case as affordable housing should be provided in 'perpetuity', meaning that receipts from any sale are recycled to provide other affordable housing. The Department for Communities and Local Government (DCLG) states that "*affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision*".

It cannot be said that the properties will remain at an affordable price for future households as after five years the private landlord could revert to renting the property on the open market, not at an affordable rent. The subsidy that the council puts into these properties by way of empty property grants is not recycled. It is only repayable if the landlord breaks the terms of his deal with the council. If the landlord sells the property after the nomination period expires, the council does not ask for the subsidy back for recycling into another grant. Value for money for grants is achieved through cost avoidance of providing alternative accommodation for homeless families.

Starts

At the end of March 2023 there were 12 Prior Approval schemes in progress across the borough providing 249 self-contained flats, with six of these schemes in the Harrow and Wealdstone Opportunity Area providing 209 self-contained flats. This shows that a high proportion of units (83.9%) are currently being provided inside the Opportunity Area compared to outside (Table 4). The largest of these schemes are at The Heights, 59-65 Lowlands Road, Harrow which will provide 125 flats and at Premier House, Canning Road, Wealdstone (73 flats). The other four schemes currently being implemented



The Heights, 59-65 Lowlands Road, Harrow



Premier House, Canning Road, Wealdstone

within the Opportunity Area are at NatWest House, 1-9 St Anns Road, Harrow (4 flats), Queens House, Kymberley Road, Harrow (4 flats), 10 Wolseley Road, Wealdstone (2 flats) and 25 High Street, Wealdstone (1 flat). The largest scheme currently in progress outside the Opportunity Area is at 190-194 Northolt Road, South Harrow which will provide 30 flats when completed. The five other schemes in progress are at, 25 Belmont Circle, Kenton Lane, Harrow (5 flats), 161A Greenford Road, Sudbury Hill (2 flats), 2B Kenton Gardens, Kenton (1 flat), 54 Hillbury Avenue, Kenton (1 flat) and 446-448 Rayners Lane Harrow.

Table 4: Started Schemes

	Started schemes	Site area (ha)	A2/B1(a) office floorspace lost (m ²)	Started units
Harrow	12	0.499	9,921	249
Opportunity Area	6	0.344	8,207	209
Proportion in the Opportunity Area	50.0%	69.0%	82.7%	83.9%

There are currently 11 permitted schemes proposing 138 units which have not started including four permissions within the Opportunity Area proposing 60 units. The largest of these schemes is at Congress House, Lyon Road, Harrow (granted in September 2020, proposing 54 flats), Stewart House, Kenton Road, Harrow (August 2021, 43 flats), Kajaine House, 57-67 High Street, Edgware (March 2022, 16 flats) and 380 Kenton Road, Kenton (July 2021, 10 flats).

Completions

At the end of March 2023, 93 Prior Approval schemes have been completed in the borough. The largest completion is two schemes providing 218 new flats at Imperial House (now Broad House), 175-205 Imperial Drive, Rayners Lane resulting in a loss of 9,587 m² of Class B1(a) office space. 35 of the completed schemes are within the Opportunity Area, the largest being at Queens House, Kymberley Road, Harrow providing 92 flats and resulting in a loss of 5,378 m² office space and First National House (now The Hub), 53-61 College Road, Harrow, (two schemes providing 75 new flats) plus nine new flats



Broad House, 175-205 Imperial Drive, Rayners Lane



Kirkfield House, 118 Station Road, Harrow

in a non-prior approval upward extension resulting in a loss of 4,961 m² of office space. Other large schemes completed in the Opportunity Area are at Research Services House, Elmgrove Road, Harrow (73 flats, loss of 2,263 m² of Class B1(a) office space), Lowlands House (now Eden House), 41-51 Lowlands Road, Harrow (73 flats, loss of 2,807 m²), Carnegie House, Peterborough Road, Harrow, 116 College Road, Harrow both providing 48 flats with a loss of office space of 2,768 m² and 1,260 m² respectively and Kirkfield House, 118 Station Road, Harrow (45 flats, loss of 1,758 m² of office space).

The largest of the other completed schemes outside the Opportunity Area are at Middlesex House, 29-45 High Street, Edgware with 165 new flats and resulting in a loss of 5,505 m² of office space, Bovis House, 142 Northolt Road, South Harrow (101 new flats, loss of 7,580 m² of office space), at Talbot House (now Talbot Skyline), 204-226 Imperial Drive, Rayners Lane (three schemes providing 74 flats, loss of 4,847 m² of office space), Burnell House, 8 Stanmore Hill, Stanmore (39 flats, loss of 1,724 m²) and Evans House, 107 Marsh Road, Pinner (two schemes providing 34 flats, loss of 2,384 m²).



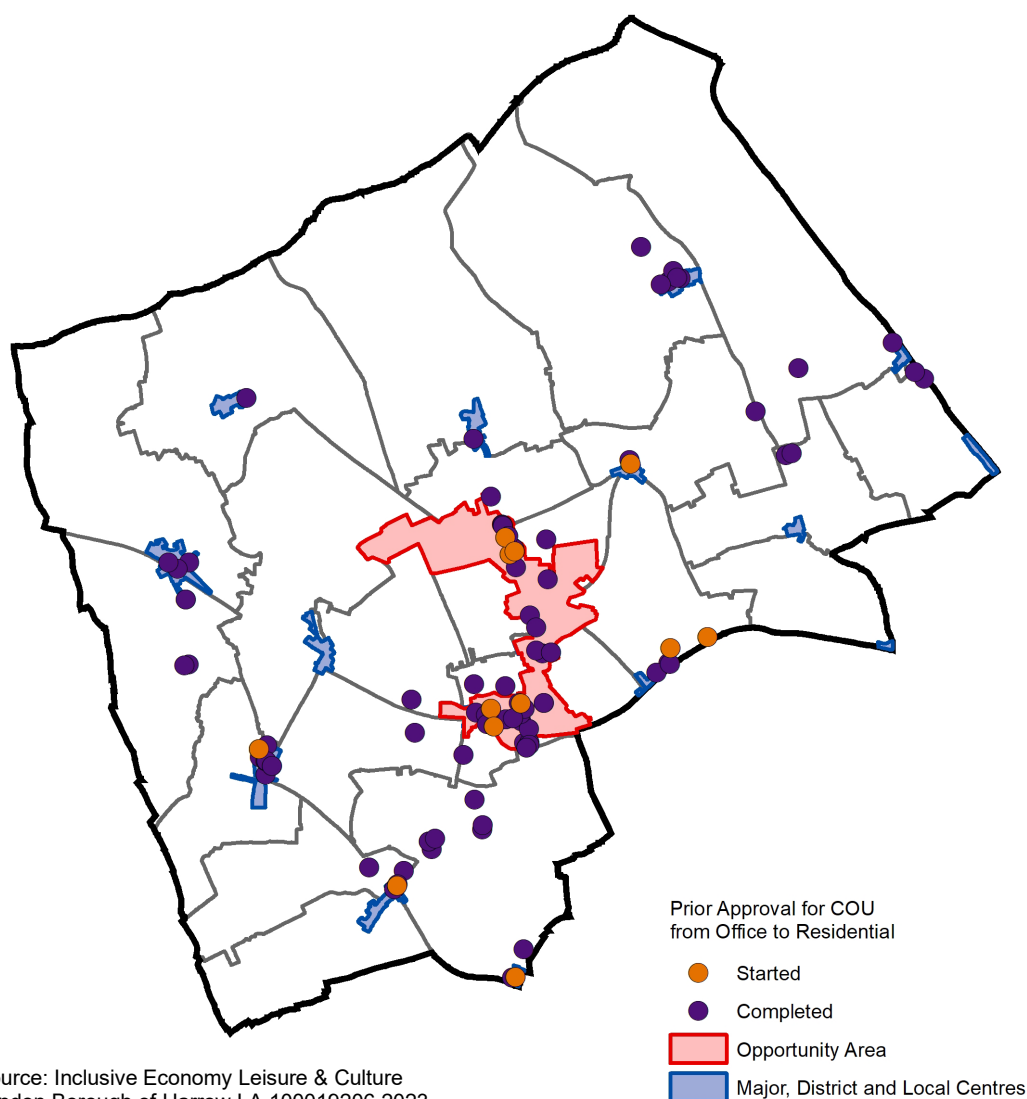
Bovis House, 142 Northolt Road, South Harrow

Table 5: Completed Schemes

	Completed schemes	Site area (ha)	A2/B1(a) office floorspace lost (m ²)	Completed units
Harrow	93	5.527	86,218	1,690
Opportunity Area	38	1.768	35,443	730
Proportion in the Opportunity Area	40.9%	32.0%	41.1%	43.2%

In total, by the end of March 2023, there were 1,690 units completed in the borough resulting in a loss of 86,218 m² of office space. Of these, 730 units are in the Harrow and Wealdstone Opportunity Area resulting in a loss of 35,443 m² of office space as a direct result of the changes to Permitted Development (PD) rights allowing the change of use from office to residential without the need for planning permission (Table 5).

Figure 3: Prior Approvals for COU from Office to Residential - Starts & Completions



Source: Inclusive Economy Leisure & Culture
London Borough of Harrow LA 100019206 2023

Table 6a: Estimated Number of Jobs Lost as a result of Completed Prior Approval Schemes in Harrow

Year	Applications received	Permitted schemes	Completed schemes	Total floorspace lost from completions (m ²)	Occupied floorspace lost from completions (m ²)	Jobs lost from completions (11.3 m ² per job)
2013/14	47	28	3	420	109	10
2014/15	49	22	11	3,736	632	56
2015/16	48	32	20	21,502	9,839	871
2016/17	40	8	18	12,974	2,968	263
2017/18	31	9	12	10,556	7,211	638

Year	Applications received	Permitted schemes	Completed schemes	Total floorspace lost from completions (m ²)	Occupied floorspace lost from completions (m ²)	Jobs lost from completions (11.3 m ² per job)
2018/19	29	9	10	15,328	4,924	436
2019/20	26	8	7	9,352	8,222	728
2020/21	31	15	5	6,925	782	69
2021/22	20	6	3	3,177	0	0
2022/23	14	5	4	2,248	992	88
Total	335	142	93	86,218	35,679	3,159

Since the legislation was introduced in May 2013, 335 Prior Approval applications for change of use from office to residential have been received by the Council. 142 of these applications have been permitted and 93 of the resulting schemes completed by the end of March 2023. For the completed schemes the total amount of floorspace lost is known, and from the occupied floorspace lost totals resulting from these completions an estimate of the number of jobs lost can be calculated by using the best jobs to floorspace ratio model available (1 job per 11.3 m²).

Table 6b: Estimated Number of Jobs Lost as a result of Completed Prior Approval Schemes in Harrow Metropolitan Centre

Year	Applications received	Permitted schemes	Completed schemes	Total floorspace lost from completions (m ²)	Occupied floorspace lost from completions (m ²)	Jobs lost from completions (11.3 m ² per job)
2013/14	16	12	2	311	0	0
2014/15	19	3	3	408	163	14
2015/16	17	15	3	6,262	3,494	309
2016/17	6	1	5	7,235	516	46
2017/18	10	3	4	2,910	2,910	258
2018/19	5	0	3	1,365	645	57
2019/20	7	1	0	0	0	0
2020/21	9	5	2	6,115	737	65
2021/22	4	1	1	2,807	0	0

Year	Applications received	Permitted schemes	Completed schemes	Total floorspace lost from completions (m ²)	Occupied floorspace lost from completions (m ²)	Jobs lost from completions (11.3 m ² per job)
2022/23	3	2	3	2,110	992	88
Total	96	43	26	29,523	9,457	837

Only offices or office buildings that are occupied at the time the proposed Prior Approval scheme is granted are used to estimate the number of jobs lost, although the estimated number of jobs lost can be calculated using the total floorspace lost if required. However, this would include unoccupied offices which may have been vacant for a long period of time. In the 10 years since the Prior Approval legislation was introduced the estimated number of jobs lost as a result of completed Prior Approval schemes is 3,159 in Harrow, 837 in the Harrow Metropolitan Centre and 1,134 in the Major, District & Local Centres (Tables 6a, 6b & 6c).

Table 6c: Estimated Number of Jobs Lost as a result of Completed Prior Approval schemes in Major, District & Local Centres

Year	Applications received	Permitted schemes	Completed schemes	Total floorspace lost from completions (m ²)	Occupied floorspace lost from completions (m ²)	Jobs lost from completions (11.3 m ² per job)
2013/14	16	8	1	109	109	10
2014/15	10	6	3	446	394	35
2015/16	16	10	7	3,810	3,602	319
2016/17	14	2	6	2,614	1,483	131
2017/18	9	4	4	4,962	3,880	343
2018/19	11	4	4	11,372	1,785	158
2019/20	12	3	3	2,419	1,561	138
2020/21	4	4	1	134	0	0
2021/22	5	2	1	46	0	0
2022/23	8	3	0	0	0	0
Total	105	46	30	25,912	12,814	1,134

Out of the 15 Major, District & Local Centres in Harrow only Belmont (1 scheme), Kenton (2), Pinner (3), Rayners Lane (4), Stanmore (3) and Wealdstone (5) have one or more completed Prior Approval schemes replacing occupied office floorspace. There are also completed

schemes replacing unoccupied floorspace in Harrow Weald (1), Hatch End (1) and Sudbury Hill (1), as well as Kenton (1), Rayners Lane (4), Stanmore (3) and Wealdstone (1). There are no completed schemes in Burnt Oak, Edgware, Kingsbury, North Harrow, Queensbury, and South Harrow.

Lapsed Permissions

Permitted development rights for the change of use from office to residential without the need for planning permission allow three years from the date of the permission to the residential units being completed and occupied (i.e. the change of use having actually occurred rather than enabling works having simply commenced). Any scheme which does not fulfil this requirement will be deemed to have lapsed.

However, in practice a pragmatic approach would need to be taken with respect to potential enforcement against schemes where works required to facilitate the change of use have commenced but not been sufficiently completed to enable the site to be used and occupied for residential purposes. This is because whilst the office-to-residential permitted development rights were intended to be a short-term measure, it has been extended indefinitely and it is reasonably certain that a new prior approval would be able to be obtained to cover the remaining works/change of use. Each potential enforcement issue would however need to be considered on its individual merits and informed by any subsequent Government guidance/appeal decisions on the matter.

By the end of March 2023, 27 schemes had not started by the time the permission lapsed. 20 of these schemes were in the Opportunity Area, with the largest of these being at Kings House, Kymberley Road, Harrow, a scheme proposing 262 units (Table 7).

Table 7: Lapsed Permissions

	No. of Lapsed Schemes	No. of Lapsed Units
Harrow	27	622
Opportunity Area	20	555
Proportion in the Opportunity Area	74.1%	88.8%

Permanent Change to Permitted Development

On 6th April 2016 the permitted development rights to allow changes of use from office to residential without the need for planning permission were made permanent. Any schemes which already have permission and those approved after this date will now have three years from the date of the permission to complete the change of use, i.e. the residential units have to be completed and occupied within three years.

In order to fulfil the requirements of the legislation some developers have a tie-in with a number of charities and are offering the units to people who are claiming benefits. This may be a temporary measure as it is probably easier to offer tenancies to benefit claimants in the first place, rather than seek clients through the usual channels which could take considerably longer.

To further support the delivery of new homes, the PD rights will in future allow the demolition of office buildings and the construction of new buildings in their place for residential use. How this will work in practice will be known when more information is forthcoming.

The London Plan published in March 2021 stated that some permitted development, including change of use from office to residential, requires noise impacts to be taken into consideration by the Local Planning Authority as part of the prior approval process.

Boroughs should introduce targeted Article 4 Directions where appropriate and justified to remove permitted development rights for office, light industrial and retail to residential in order to sustain town centre vitality and viability and to maintain flexibility for more comprehensive approaches to town centre housing and mixed-use intensification. When considering office to residential Article 4 Directions in town centres, boroughs are encouraged to take into account the guidelines in 'Annex 1' and 'Policy E1 Offices' in the London Plan as well as local circumstances.

Sales Price Analysis

The council carried out some comparison of the sales value of new flats provided under PD rights (to allow changes of use from office to residential) with those of new build/conversions provided via a conventional planning permission. One outcome of these comparisons is to determine whether this change in regulations does help to provide relatively 'low-cost housing'.

Some direct comparisons are possible as a number of Prior Approval schemes are now being marketed. For example, at Bovis House, 142 Northolt Road, South Harrow one-bedroom flats have been sold for £265,200 to £395,000 and two-bedroom flats from £367,200 to £407,949. This compares to £259,950 to £290,950 for one-bedroom flats and £324,950 for two-bedroom flats at Rooks Corner, Roxeth Green Avenue, South Harrow, a scheme permitted via the usual planning route. At Riverside Place, 107 Marsh Road, Pinner (a Prior Approval scheme) the price for a one-bedroom flat is in the region of £305,000 and for a two-bedroom flat, £429,500. This compares to around £265,000 for a one-bedroom flat and £355,000 for a two-bedroom flat at Charter Court, Bridge Street, Pinner (a conventional planning permission scheme).

The location of the Prior Approval schemes and the level of car parking provision will affect the price that can be achieved from the sale of these 'new' flats. Many of the Prior Approval schemes already have car parking from when the building was previously used as an office. On the other hand, newly built housing developments generally have very limited car parking, sometimes just a few spaces for blue badge holders. Properties located close to rail and underground stations, bus routes and other amenities will have a higher value and as a high proportion of the now converted offices were originally constructed in these prime locations, the newly converted properties, by default, tend to be located here.

Evidence suggests that a number of the completed developments have sold as buy to let investments, for example, Grosvenor House, High Street, Edgware and Sherbourne House, Northolt Road, South Harrow. The 12 flats at Sherbourne House were sold for between £192,500 and £325,000, although it is not known how many were bought to let and how many were bought for owner occupation.

It would appear that, as a result of the new legislation, not only do we get some poor-quality housing, with no affordable housing provision or CIL receipts, the flats are still selling at a high cost providing a strong profit margin to the developer.

Conclusions

Although introduced as a means of providing residential dwellings through conversion of redundant and surplus office floorspace, in Harrow, the reality will be the loss of often occupied and prime office space primarily in town centres and the associated loss of jobs and long-term economic sustainability. It remains unclear what the impact of Prior Approvals will be on office supply and on the office market within Harrow and whether there will be flow-on impacts in terms of reductions in total business numbers, business start-ups rates or town centre vitality. As such, it also remains unclear what the impact will be on the local plan policies which were effectively suspended, in particular, those relating to office renewal and the promotion of mixed-use comprehensive redevelopment of Harrow town centre sites.

Whilst Prior Approvals may potentially deliver 2,706 new residential dwellings, this pales in comparison with what might have been achieved through redevelopment of these town centre sites. Furthermore, the inability to seek CIL or financial contributions on these schemes will have a significant impact on the character of the place and demand for services in these areas, which will now fall to the public purse to make good.

In 2022/23, the total number of permissions for new homes permitted via the Prior Approval route was five, this was 4.6% of the total number of permissions for new homes (109), this percentage was 4.5% in 2021/22, 11% in 2020/21, 9.4% in 2019/20 and 7% in 2018/19. The total number of units permitted via the Prior Approval route was 14, 3.5% of the net total number of units permitted (405), this percentage was 7.2% in 2021/22, 23.8% in 2020/21, 40% in 2019/20 and 18.3% in 2018/19. The total number of units permitted via the Prior Approval route was 2.8% of the gross total number of units permitted (494), this percentage was 6.6% in 2021/22, 22.7% in 2020/21, 33.3% in 2019/20 and 15.1% in 2018/19. For Prior Approval permissions the net and gross totals for the number of units are the same. (Table 8).

Table 8: Percentage of permissions and permitted units from Prior Approvals for COU from A2/B1(a) to C3 compared to total number of permissions and permitted units

	Perms. for new homes permitted via prior approvals	Total number of perms. for new homes	% of perms. for new homes permitted via prior approvals	Total number of units permitted via prior approvals	Total number of units permitted (net)	% of total number of units (net) permitted via prior approvals	Total number of units permitted (gross)	% of total number of units (gross) permitted via prior approvals
2014/15	32	134	23.9%	682	1,055	64.6%	1,130	60.4%
2015/16	35	186	18.8%	833	3,682	22.6%	3,800	21.9%
2016/17	11	124	8.9%	447	1,328	33.7%	1,421	31.5%
2017/18	16	182	8.8%	625	2,335	26.8%	2,477	25.2%
2018/19	10	142	7.0%	341	1,861	18.3%	2,251	15.1%
2019/20	13	138	9.4%	298	745	40.0%	895	33.3%
2020/21	15	136	11.0%	489	2,052	23.8%	2,150	22.7%

	Perms. for new homes permitted via prior approvals	Total number of perms. for new homes	% of perms. for new homes permitted via prior approvals	Total number of units permitted via prior approvals	Total number of units permitted (net)	% of total number of units (net) permitted via prior approvals	Total number of units permitted (gross)	% of total number of units (gross) permitted via prior approvals
2021/22	7	155	4.5%	96	1,336	7.2%	1,447	6.6%
2022/23	5	109	4.6%	14	405	3.5%	494	2.8%

Note: Figures are as they were at the time of the end of each year, some permissions have since been superseded

The total number of units permitted in 2022/23 (494 gross and 405 net) was lower than in the previous year (1,447 gross and 1,336 net). However, there was one major scheme proposing more than 100 new dwellings at Plot A3 (L&Q development Zone A), Kodak East, Headstone Drive, Harrow (127 units). Four other schemes proposed 10 or more units at Premier House (1st, 5th, 6th & 7th floors), Canning Road, Wealdstone (39 units), Marlborough House, 159 High Street, Wealdstone (33 units), Land South of Anmer Lodge, Coverdale Close, Stanmore (26 units) and 198-200 Northolt Road, South Harrow (11 units). For all these schemes the gross and net number of proposed units is the same.⁵ These large schemes are all conventional planning permissions, although the scheme at Premier House, Canning Road, Wealdstone is at the same location as a permitted Prior Approval application and these are being combined to create a total of 112 units.

The largest Prior Approval scheme for change of use from office to residential permitted in 2022/23, was at Westbury House, Bridge Street, Pinner. This scheme proposes six units, much lower than the largest schemes in previous years which shows that the number of units being proposed via the Prior Approval route has declined significantly, indicating a reduction in the amount of available office space particularly large office buildings.

The overall conclusion of Council officers remains that, in the majority of instances, these conversions will result in the provision of low-quality housing with very few amenities, foregone opportunities in terms of jobs and housing capacity, and will significantly undermine attempts to bring about the regeneration of Harrow's town centres and high streets.

⁵ Gross is the total number of proposed residential units and net is the total number of proposed residential units minus the total number of existing residential units.

Further Information

Transport for London (TfL) guidance on Transport Impacts:

<http://www.tfl.gov.uk/>

Environment Agency Guidance on Flood Risk and Contamination:

<http://www.environment-agency.gov.uk/>

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