

# London homes delivered under PD rights are unaffordable

**Nearly 16,000 homes have been built under permitted development (PD) rights in London since 2013 but just 71 were defined as affordable, according to a Labour report, which warned that the policy is creating "the slums of the future".**

A [report published by the London Assembly Labour group](#) claims that just 0.4 per cent of the homes delivered under PD rights in the capital have been affordable.

Homes built under such rights are consented via a streamlined prior approval process and so are exempt from space standards and not required to make affordable housing contributions.

Labour said this meant London had missed out on 5,504 affordable homes and that 59 per cent of housing delivered under PD rights has been smaller than required under national space standards.

In addition, the party said London has lost six per cent of its office accommodation as a result of the policy.

London Assembly member and report author Tom Copley wrote: "This has had disastrous consequences for London. Many permitted development homes are incredibly small and of poor quality, exacerbating the already huge issue of overcrowding.

"Furthermore, by avoiding the planning system, developers are getting away with not contributing to affordable housing. This policy must be scrapped."

The report concluded that such conversions are creating "the slums of the future".

[Analysis by Planning](#) recently revealed that London boroughs represented more than half of the top 20 local authorities that saw the most applications for office to residential conversions under PD rights last year.

According to the Labour report, Croydon has seen the most residential units delivered through PD since 2013, accounting for 17 per cent of units built under the policy.

The broadening of PD rights [has prompted concerns](#) from organisations including the Royal Town Planning Institute and Planning Officers Society.

However, the government has said it is proceeding with the introduction of a [raft of further PD rights](#).

In March this year, housing secretary James Brokenshire [promised to review](#) the quality of homes being built under PD rights.

A spokesman for the Ministry for Housing, Communities and Local Government said: "We need to increase the availability of affordable housing and under permitted development rules, 32,000 homes have been delivered in the past two years.

"This is part of a package of reforms to build more, better, faster and make the housing market work – and sits alongside our drive to deliver 300,000 homes a year by the mid 2020s.

"But we're also committed to ensuring that what we build, new or conversion, is well designed, is built to last, and meets building regulations."