



## Planning and Transportation Committee

### Annex Pack – Background Papers

**Date:** TUESDAY, 11 SEPTEMBER 2018

**Time:** 10.30 am

**Venue:** LIVERY HALL - GUILDHALL

7. **GOLDEN LANE COMMUNITY CENTRE**  
Report of the Chief Planning Officer and Development Director

**For Decision**  
(Pages 1 - 48)

8. **GREAT ARTHUR HOUSE, GOLDEN LANE ESTATE, LONDON EC1Y 0RE**  
Report of the Chief Planning Officer and Development Director

**For Decision**  
(Pages 49 - 72)

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**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 07 June 2018 20:37:06

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Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:31 PM on 07 Jun 2018 from Ms Samantha Male.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Samantha Male  
**Email:**  
**Address:** Flat 15 Great Arthur House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** hi, please let it be noted that I believe the Golden Lane Estate office should remain where it currently is in the Ground Floor of Great Arthur house and that the Community Centre should be solely used as a Community centre for all residents and the wider community. There has been extensive building works causing disruption to the residents of Golden Lane estate for nearly 3 years now and the City should look to instead put their energy and funds into repairing and maintaining this Estate which has been neglected and is subsequently in a state of disrepair, rather than progress with further build works.

Sam Male

## **Wells, Janet (Built Environment)**

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**Subject:** FW: 18/00409/FULL, 18/00410/FULL & 18/00506/FULL

>  
> -----Original Message-----  
> From: Chamoun Issa  
> Sent: 08 June 2018 09:50  
> To: Stothard, Gideon <Gideon.Stothard@cityoflondon.gov.uk>; PLN - Comments  
<PLNComments@cityoflondon.gov.uk>  
> Cc: Edward Marchand  
> Subject: 18/00409/FULL, 18/00410/FULL & 18/00506/FULL  
>  
> Dear Mr Stothard,  
>  
>  
> I live on Golden Lane Estate and object to the conversion of the community centre into a mix of community centre  
and estate office.  
>  
> This conversion would contravene with the City of London Planning Policy DM22.1, which states that the City  
planners will "resist the loss of social and community facilities unless:  
> • replacement facilities are provided on-site or within the vicinity which meet the needs of the users of the  
existing facility; or... • it has been demonstrated that there is no demand for another similar use on site."  
>  
> None of these requirements are met by the current application:  
> — Moving the estate office into the community centre will eat up much valuable space, which is not replaced on-  
site or within the vicinity.  
> — There is a demand by the residents for the community centre as demonstrated by the engagement of the  
residents in committees and meetings. In addition to this, GLERA carried out a survey in November 2017 out of  
which the majority of residents wanted the estate office to remain where it is.  
>  
>  
> Yours sincerely,  
> Chamoun Issa  
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**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 14 June 2018 16:09:48

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:04 PM on 14 Jun 2018 from Mr Charles Humphries.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).|cr||cr|PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mr Charles Humphries  
**Email:**  
**Address:** 4 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

### Reasons for comment:

**Comments:** This application would result in a loss of Community Facilities.

Under Policy DM22.1 loss of such facilities will be resisted unless:

1. Replacement Facilities are provided on site.
2. The necessary services can be provided from other facilities
3. It has been demonstrated there is no demand

The accompanying letter with this application claims that there will be no loss of any existing facilities. This is evidently incorrect as the space used by the Estate Office will not be available for Community Uses.

With regards to Criterion 2 there is no proposal to provide any other facilities. The evidence in relation to moving the

estate office is not relevant.

With regards to Criterion 3 the application claims that "the thrust of this criteria is met through the creation of a flexible, multi-use space that is located within a location which is convenient to the Golden lane Estate Community". There is no attempt to demonstrate that there is no demand for the Community Centre.

I would submit that there has been no effort to meet any of the criteria for exceptions in Policy DM221.

I have often had to book space in the Community Centre for tenant and resident meetings and other community uses and my experience is that can be very hard to get a slot and there is great demand. We have had to share the space with other meetings and clubs.

There has been no attempt in this application to assess demand or justify the loss of Community Facilities.

The community centre was provided as part of the original design of the listed Estate along with the guest flats, sports facilities, storage lockers and drying rooms. It was part of the design intent of the Architects and has been a key part of the life of the Estate and is required now more than ever. It is noted that there is already a significant loss of space to ColSEC, who have been relocated from the RCS site.

This application should be rejected.

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning  
**Date:** 18 June 2018 14:44:37

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**From:** Tom McCarthy

**Sent:** 17 June 2018 21:37

**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>

**Subject:** Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning ...

Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC. | Golden Lane Community Centre  
Golden Lane Estate London EC1Y 0RJ

Dear Mr. Stothard,

In my capacity as a member of Golden Lane Estate Community Centre Steering Committee, and in a personal capacity as Leaseholder of 7 Bayer House, I wish to register my objection to the proposal to move the Golden Lane Estate Office into the Community Centre.

As you will be well aware, the Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there. The attempt to change this retrospectively is devious, and insulting both to the Golden Lane Estate Community and the city Planning Department.

The Community Centre was designed by the Estate's architects as a community centre; it was allotted to the residents, not for business office usage. There are no legitimate grounds on which the city might simply annex it.

The office, by contrast, was placed where it is for very good reasons: it occupies the centre ground in the whole estate, with sightlines all over.

The City's claim that a survey they conducted indicated some compliance on residents' part with their plans is entirely spurious. Every poll (at, for example, GLERA meetings and residents' face-to-faces with Steering Committee members) has shown overwhelming (indeed, near-unanimous) opposition to this plan. The City, in their own questionnaire, asked whether, if the office left its present location, residents would prefer it to be in the Community Centre or off the estate entirely. By analogy: if I forcibly relieve someone of a wallet full of money, then offer them the choice between having ten pounds back from this or nothing at all, and they accept the ten pounds, this does not indicate a willingness on their part to be mugged in the first place!

I would also like to indicate that due process has not been observed. The letter sent out by the City outlining a window for objections was back-dated so as to shorten this window.

Please confirm that my objection has been received and logged. I would also appreciate

a brief summary of how you understand your office as separate or independent from the City as a body.

Yours, with best wishes,

Tom McCarthy

7 Bayer House, Golden Lane Estate, London EC1Y0RN



**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Cc:** [Delves, Gemma](#)  
**Subject:** FW: Objection to use of GLE Community Centre  
**Date:** 19 June 2018 09:32:40

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**From:** Calli Travlos  
**Sent:** 18 June 2018 18:52  
**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>  
**Subject:** Objection to use of GLE Community Centre

Subject: [18/00506](#)/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference [18/00409](#)/FULL and listed building consent application reference [18/00410](#)/LBC. | Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ

Dear Sirs,

I'm writing to object to the use of the Golden Lane Community Centre for Estate Office functions for the following reasons:

1. The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there.
2. The Centre has always been a community asset and we are opposed having it usurped by the City's officials - and in effect "gifting" it to the Housing Department for offices without residents consent.
3. There is no evidence that the Housing Department has explored the possibility of using other spaces in the lower parts of Great Arthur House such as the respite room.

The main point is that this is our residents community centre, not the City's business space. The claim that the City wants to generate more social housing is fine but not at the expense of Great Arthur House residents - in a Listed Building that requires a decent and proper entrance and a useful office for all residents needs as historically designed. This is a historical site and we request respect for this part of our English heritage.

Sincerely,

Calli Travlos  
31 Great Arthur House

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Cc:** [Delves, Gemma](#)  
**Subject:** FW: Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ - Objection to Change of use of part ground floor from community centre (class D1) to estate office use  
**Date:** 19 June 2018 09:32:20  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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**From:** Edward Marchand

**Sent:** 18 June 2018 21:14

**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>

**Subject:** Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ - Objection to Change of use of part ground floor from community centre (class D1) to estate office use

*Subject: [18/00506/FULL](#) | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference [18/00409/FULL](#) and listed building consent application reference [18/00410/LBC](#). | Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ*

Dear Mr. Stothard,

As a resident and leaseholder of flat 103, Great Arthur House, EC1Y 0RH, I wish to express my objection to the proposal to move the Golden Lane Estate Office into the Community Centre, for the following reasons:

1.

The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there.

The attempt to change this retrospectively renders this guarantee void and will be damaging for the well-being of residents as the trust they have put in the City has been betrayed. As a result effective management, relying on a relationship of mutual trust between residents and the City, is now at risk.

2.

This conversion contravenes with the City of London Planning Policy DM22.1, which states that the City planners will "resist the loss of social and community facilities unless, (a) replacement facilities are provided on-site or within the vicinity which meet the needs of the users of the existing facility; or (b) it has been demonstrated that there is no demand for another similar use on site."

The current application does not comply with these requirements as the area occupied by the Estate Office in the Community Centre is not compensated elsewhere on the estate while there is a genuine demand from residents for full community use as frequently demonstrated by their engagement in committees and various meetings. Furthermore the results of a survey carried out by GLERA in November 2017 demonstrate that a majority of residents want the estate office to remain in its current location.

Therefore the relocation of the Estate Office into the Community Centre will constitute a genuine loss of community facility and social amenity space.

3.

I would like to state that the City has failed their duty to consult adequately. Residents and leaseholders have not been presented with the option to retain the Estate Office in its current location. Furthermore as leaseholders contribute financially to the maintenance of both the Estate Office and the Community Centre, they have the right to be consulted adequately prior to planning, including receiving information regarding the financial impact or benefit on service charges related to the Estate Office and the Community Centre.

4.

Relocating the Estate Office into the Community Centre will have a negative impact on the operation and communal purpose of the Centre, resulting in a further loss of social and community facilities to residents:

- The allocated area in the Community Centre it is not suited for dealing with distressed residents in the Estate Office, hence jeopardising both the use of the Estate Office and the Community Centre.
- Maintenance staff and contractors visiting the Estate Office will disturb visitors of the Community Centre.
- The allocated area in the Community Centre will be too limited to accommodate Estate Staff, the centre manager and COLSEC staff.

5.

There is no evidence that the Housing Department has sought a more balanced solution for accommodating the Estate Office and new housing on the estate without affecting the Community Centre. Either a reduced number of units, a reduced area for the Estate Office in its current location, or further options, could reconcile the aspirations of the City and the needs of the Golden Lane Estate residents.

It is unacceptable to generate more housing at the expense of existing residents.

6.

Great Arthur House is a Listed Building, its location at the heart of the Estate, its layout, its use, its palette of materials, colours and details all form part of the original design intent and the listed features, as such its ground floor use and its entrance deserves to be respected and retained.

The same reasoning applies to the Community Centre.

I trust the above is helpful, but please do not hesitate to contact me if you have any queries or comments. I would also welcome confirmation of receipt of my objection and that it has been logged.

I look forward to receiving your response.

Kind regards,

EDWARD MARCHAND, FLAT 103 GREAT ARTHUR HOUSE, EC1Y 0RH,

Associate Director  
for Bennetts Associates



for SHAFTESBURY THEATRE



for STORYHOUSE, CHESTER

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**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Cc:** [Delves, Gemma](#)  
**Subject:** FW: planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.  
**Date:** 18 June 2018 14:45:40

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**From:**  
**Sent:** 18 June 2018 06:47  
**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>  
**Subject:** planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

Dear mr Stothard

I am a resident and object to the  
planning application reference [18/00409](#)/FULL and listed building consent application  
reference [18/00410](#)/LBC.

1. The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there.
2. Because the Estate Office often has to deal with distressed residents and there is minimal space in the Community Centre it is not suitable for this use.
3. The Estate Office is often visited by contractor with tools etc. who will be off-putting to people using the Community Centre.
4. The Centre has always been a community asset and we are opposed to giving part of this asset to the Housing Department for offices.
5. The office would need to be used by the Estate Staff, the centre manager and COLSEC staff. It is a small space and clearly this is unrealistic.
6. There is no evidence that the Housing Department has explored the possibility of using other spaces in the lower parts of Great Arthur House such as the respite room.

Piers haben  
97 great Arthur house  
Golden lane  
Ec1y 0rh

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1)  
**Date:** 18 June 2018 14:46:38

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**From:** sophie handler

**Sent:** 18 June 2018 10:26

**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>

**Subject:** Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1)

**re. 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC. | Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ**

To whomever it may concern.

As a long leaseholder of flat 20 Great Arthur House, I am writing in to object to the proposed change of use of part of the community centre (class D1) to a mix of community centre and estate office use (sui generis), for the following reasons:

1. The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there.
2. Because the Estate Office often has to deal with distressed residents and there is minimal space in the Community Centre it is not suitable for this use.
3. The Estate Office is often visited by contractor with tools etc. who will be off-putting to people using the Community Centre.
4. The Centre has always been a community asset and we are opposed to giving part of this asset to the Housing Department for offices.
5. The office would need to be used by the Estate Staff, the centre manager and COLSEC staff. It is a small space and clearly this is unrealistic.
6. There is no evidence that the Housing Department has explored the possibility of using other spaces in the lower parts of Great Arthur House such as the respite room.

The main objection here is that the community centre represents and should remain a centre for the community. It is not and should become, even in part, a business/administrative space for the City.

I trust that you will take these objections into account. Thank you.

Kind regards,  
Sophie

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under plann...  
**Date:** 27 June 2018 09:13:52  
**Attachments:** [image001.png](#)

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**From:** Tim Godsmark [REDACTED]  
**Sent:** 18 June 2018 15:45  
**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>  
**Cc:** Tom McCarthy [REDACTED]

**Subject:** Re: Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under plann...

Dear Mr Stothard,

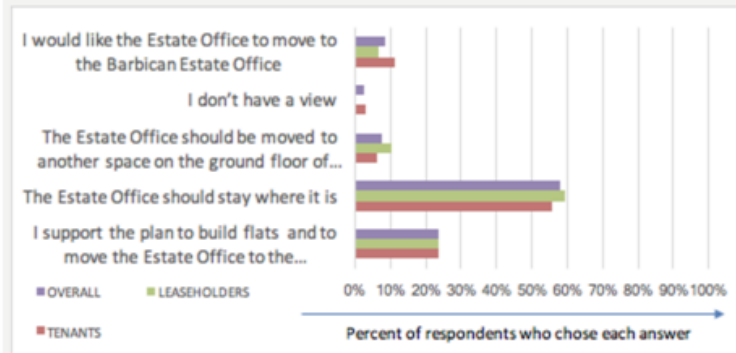
I write on my own behalf and on behalf of The Golden Lane Estate Residents' Association to object to the above application on the following grounds:

1. The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there. As we know that the Housing Department, from the plans produced at the first consultation, was hoping to use a much greater area of the Centre as offices I am concerned that this is the thin end of a wedge and that the Estate Office will find that it needs more and more space in future until there is no space for the community left.
2. Because the Estate Office often has to deal with distressed residents and there is minimal space in the Community Centre it is not suitable for this use.
3. The Estate Office is often visited by contractor with tools etc. who will be off-putting to people using the Community Centre.
4. The Centre has always been a community asset and we are opposed to giving part of this asset to the Housing Department for offices. In recent years the sense of community on the Estate has increased with the allotments and the reinvigoration of GLERA and the refurbished Community Centre is an important step in enhancing this. It would be tragic if the opportunity to help reinforce the community was lost
5. The office would need to be used by the Estate Staff, the centre manager and COLSEC staff. It is a small space and clearly this is unrealistic. This would either mean the staff will need to hang around outside, perhaps in the rain, or will be housed in the Barbican Estate Office where they will be inaccessible to many people.
6. There is no evidence that the Housing Department has explored the possibility of using other spaces in the lower parts of Great Arthur House such as the respite room. This would allow use of the ground floor as flats and also mean that contractor's vehicles could be directed to the underground carpark and allow the forecourt to be re-landscaped and pedestrianised.

The City's consultation on this was flawed as it did not give the option of the situation staying as it is. The options given were both unacceptable. Attached below are the results of the GLERA Estate survey from 2017 which demonstrate that the options for moving the Estate Office lack support. We received 135 responses to the survey, of which 68 (50%) were from Tenants and 61 (45%) were from Leaseholders (6 respondents preferred not to answer this question). This is roughly comparable with the estate overall, which is approximately 50/50 leaseholder/tenant.

### Community Centre

The majority of residents didn't want the estate office to move, with roughly similar views between tenants and leaseholders.



As you can see there was overwhelming support for the Estate Office remaining in Great Arthur House. It should be possible for this to happen and still create two new flats. As one of the flats is intended to be used by Barts Hospital for convalescing patients and will not be social housing, rather a way for the City to get revenue it is not unreasonable that this flat be retained as the Office.

Regards,

Tim Godsmark  
Chair Golden Lane Estate Residents' Association





**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: 18/00506/FULL | Golden Lane Community Centre  
**Date:** 31 July 2018 09:25:54

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**From:** Mark Campbell  
**Sent:** 19 June 2018 17:06  
**To:** Stothard, Gideon  
**Subject:** 18/00506/FULL | Golden Lane Community Centre

**Subject:** Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ - Objection to Change of use of part ground floor from community centre (class D1) to estate office use

*Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC. | Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ*

Dear Mr. Stothard,

As a resident of Bowater House, Golden Lane Estate, and an architectural expert I am writing to formally object to the Planning Application 8/00506/FULL. The reasons for this objection are as follows:

1.

The inclusion of the Golden Lane Estate Communities and Estates Office will clearly diminish the available provision of community facilities in this building. This directly contravenes the City of London Planning Policy DM22.1. There is no account of the provision of replacement services on-site.

The provision of community facilities is paramount. The Community Centre simply does not have the spatial capacity to include these facilities, Estate Staff, the centre manager and COLSEC staff. The current plan will diminish the effective operation of all of these functions.

2.

The provision of community facilities was a key driver of the original estate design by

Chamberlin, Powell and Bon. The Community Centre was located at the heart of the whole estate and was solely given over to activities for the entire community. It further formed a key visual link in the masterplan for the Barbican North development designed in the late-1950s.

This aspect of the design was lavishly praised by the press, local community and the City of London when the estate was constructed. Images of the Community Centre - being used by the community (rather than as anonymous office space) - have featured heavily in press on the estate since 1957, including the City of London Corporation's own promotional material.

The Community Centre is a Community Asset.

The diminishment of this provision would also diminish the historic significance of the Community Centre and the Golden Lane Estate as a cohesive design entity. The historic materials and use of the Community Centre need to be respected in relation to the Conservation of the Estate and its buildings and landscapes.

3.

I understand the Community Centre refurbishment application was granted with the guarantee that the Estate Office would not be relocated to this building. Any retrospective change renders this guarantee null and void.

Such a step would understandably breed further distrust among local residents toward the City of London Corporation.

4.

The City of London's process of consultation with residents has again been wholly perfunctory. The residents of the estate have the right to be consulted properly - and honestly - on this proposal and its implications.

Leaseholders contribute financially to the maintenance of both the Estate Office and the Community Centre. As such they have the right to adequate consultation, including receiving information regarding the financial impact or benefit on service charges related to the Estate Office and the Community Centre.

On the basis of the above I urge you to REFUSE this application. I look forward to your confirmation of receipt of this objection.

Regards, Professor Mark Campbell

8 Bowater House,

Golden Lane Estate,

London, EC1Y 0RJ

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Subject: 18/00506/FULL  
**Date:** 22 June 2018 14:51:22

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**From:** Merlin Carpenter <[REDACTED]>  
**Sent:** 22 June 2018 14:43  
**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>  
**Subject:** Subject: 18/00506/FULL

Merlin Carpenter  
117 Great Arthur House  
Golden Lane Estate  
London EC1Y 0RH  
[REDACTED]

22/6/18

Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC. | Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ

Dear Mr. Stothard,

I am strongly against the conversion of part of the Golden Lane Estate community centre into a new estate office. The estate office was designed to be on the ground floor of Great Arthur House and this is where it should remain. Meanwhile the community centre should be for the future use of residents and other local communities only. I consider both projects to be against the spirit of listing of the estate.

Best regards

Merlin Carpenter

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Cc:** [Delves, Gemma](#)  
**Subject:** FW: 18/00506/FULL  
**Date:** 25 June 2018 11:33:15

---

**From:** Eliot Stock <[REDACTED]>  
**Sent:** 23 June 2018 22:38  
**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>  
**Subject:** 18/00506/FULL

Mr Stothard

Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC. | Golden Lane Community Centre  
Golden Lane Estate London EC1Y 0RJ

I'm a long leaseholder in Golden Lane and I strongly object to your proposal to move the estate office from Great Arthur House and change the use of the community centre.

Further:

1. The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there.
2. Because the Estate Office often has to deal with distressed residents and there is minimal space in the Community Centre it is not suitable for this use.
3. The Estate Office is often visited by contractor with tools etc. who will be off-putting to people using the Community Centre.
4. The Centre has always been a community asset and we are opposed to giving part of this asset to the Housing Department for offices.
5. The office would need to be used by the Estate Staff, the centre manager and COLSEC staff. It is a small space and clearly this is unrealistic.
6. There is no evidence that the Housing Department has explored the possibility of using other spaces in the lower parts of Great Arthur House such as the respite room.

Sincerely,

Eliot Stock  
92 Great Arthur House

**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 23 June 2018 08:25:17

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:19 AM on 23 Jun 2018 from Ms Jane Carr.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Jane Carr  
**Email:**  
**Address:** 50 Basterfield House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I object as the Estate Office should remain in its current position. Its accessible and visible position at the centre of the estate was the original intention and vision of the architects when designing this award-winning and listed Estate. The visual balance of Great Arthur House will change if the ground floor becomes residential. There will also be huge upheaval and damage to a listed block of flats.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 23 June 2018 16:38:00

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:32 PM on 23 Jun 2018 from Ms Martha Mundy.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Martha Mundy  
**Email:**  
**Address:** 1 Stanley Cohen House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** How can it be that in the first drawing the office is described as a community office whereas in the proposed change both the estate office and the community are to be put in the same space? No justification or description of how that would work is given since the small space is open-plan. At the very least those presently working in the estate office and (before its closure for refurbishment) the community office should express their opinions concerning how such a combination of functions could be managed in a single office. In general the community centre should remain for what its name indicates and not be made the locale for general administrative services for the estate.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 23 June 2018 18:23:20

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:17 PM on 23 Jun 2018 from Mr Ryan Dilley.

### Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

### Customer Details

**Name:** Mr Ryan Dilley  
**Email:**  
**Address:** 44 Basterfield house London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The Estate Office is already well situated. The Community Centre should not be reduced in size to accommodate office space. That space should remain true to the original vision of this listed estate - and be a recreational and cultural space to foster greater interaction between residents. With the new 66 units of the Colpai development, recreational space already under pressure will be more valuable than ever.



**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 23 June 2018 08:37:15

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:31 AM on 23 Jun 2018 from Mr William Mann.

### Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

### Customer Details

**Name:** Mr William Mann  
**Email:**  
**Address:** 50 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** I object to this change being made to a listed building.

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning  
**Date:** 25 June 2018 14:06:53

---

-----Original Message-----

From: Claudia Marciante  
Sent: 24 June 2018 22:21  
To: Stothard, Gideon <Gideon.Stothard@cityoflondon.gov.uk>  
Subject: Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning ...

Dear Mr Stothard,

I'm writing to object to the above planning application.

Having attended meetings re this matter already and witnessed nearly the entire room voting overwhelmingly that they did not wish for the Estate office to be moved into the community centre, I'm somewhat surprised to find myself having to write this email.

Personally I feel that the community centre was designed with the community in mind (by award winning architects) and having spoken to many of the more elderly residents, it worked as such and was always a vibrant, family and community oriented space. It was an asset to the community. Golden Lane Estate today still has a fantastic sense of community and residents are working hard to keep this going and envisage that our new community centre will play a vital role in this and will be a hive of activity and offer social and community opportunities for everyone. It was never meant for the City of London offices and was meant to be used by residents.

To have the estate office moved here, taking up vital space, in order that the City of London can renovate the offices in Great Arthur into flats simply disregards the views and wishes of the residents. Currently the Estate Office deals with many contractors coming and going, various repair issues, parking permits, as well as tenants needing advice. I feel this work should take place in a designated estate office, as it always has. Every spare bit of space in London is being built on by developers trying to make as much money as possible, now it feels that this is happening even on our estate.

Instead of understanding that the architects knew exactly what they were doing, to design a perfectly functioning estate and thereby realising that the estate office is exactly in the right spot, with a welcoming feel to it at the heart of the Estate, the City want to monetise any space and haven't considered the implications of shifting the office. They've only considered that the space would be useful to them so let's shove the office into the community centre, despite none of the residents agreeing that this is a good idea.

It is immensely frustrating that the City never listens to its residents and does not offer alternative solutions.

I feel the community centre offices should be shared by those running the Community Centre and Colcec.

Best wishes,  
Claudia Marciante  
1 Bowater House  
Golden Lane Estate  
London. EC1Y 0RJ

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 24 June 2018 12:38:10

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:32 PM on 24 Jun 2018 from Ms Jayne O'Connell.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Jayne O'Connell  
**Email:**  
**Address:** 7 Great Arthur House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** The estate was designed as an urban villiage with amenities for residents including the community centre and has been a huge success. The community centre is for the use of the residents of Golden Lane not the COL estate office.

**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 25 June 2018 23:14:16

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:08 PM on 25 Jun 2018 from Ms Myrto Kritikou.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Myrto Kritikou  
**Email:**  
**Address:** 55 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The majority of the residents who took part in the relevant survey declared that they do not wish to have the estate office in the community centre. Not only is this new decision against the general opinion, but it undermines the reasons behind having a survey in the first place, especially since there was not further consultation about the new plan (of moving there regardless). It also felt like it was done very quietly, almost secretly, to avoid confrontation with the residents.

**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 25 June 2018 10:39:16

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:33 AM on 25 Jun 2018 from Mr Neil Prior.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).|cr||cr|PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mr Neil Prior

**Email:**

**Address:** 2 Hatfield House Golden Lane Estate

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The existing estate office works well for residents.  
The community centre should be reserved for community use only.

**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 25 June 2018 16:20:19

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:14 PM on 25 Jun 2018 from Ms Reiko Yamazaki.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Reiko Yamazaki  
**Email:**  
**Address:** 12 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The Estate office should stay where it is in the iconic Great Arthur House. It is the centre of the whole estate and is highly visible and recognisable, which is important for the security and safety of the community.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 22:43:26

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:37 PM on 26 Jun 2018 from Mr A Hennache.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mr A Hennache  
**Email:**  
**Address:** Cuthbert Harrowing House London

## Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** Dear Mr Stothard,

I'm writing to object to the above planning application.

Having attended GLERA meetings and talking to golden lane resident; I haven't seen one resident happy to see the estate office moving to the community center.

The estate office was designed to be where it is at the moment; right in the middle of the estate; easily accessible to young and old. The current location of the estate office also gives a sense of security to resident and acts as deterrent to undesirables.

One other very important reason why the estate office must not move to community center is the enormous number of contractors coming in and out of the office all day plus tenants attending advice meetings or going in for queries

plus the estate office issuing temporary parking permits for all the parked vans and cars

Community center should be a place for the community and community only as it was and still its purposes in the first place

I feel the estate office should stay where it is

Kind regards,

A Hennache  
Cuthbert Harrowing House



**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 13:56:46

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:50 PM on 26 Jun 2018 from Miss Beverley Bytheway.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Miss Beverley Bytheway  
**Email:**  
**Address:** 3 Basterfield House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The Golden Lane Community Centre has recently been restored in a successful partnership between architects, City of London and residents of the Estate. The Centre has much potential to be restored as a thriving community asset and valuable resource for those living on the Estate. It should be allowed to realise its full potential without compromising on its facilities and space.

The Estate Office serves a different function and needs its own separate space and identity. At present, its home in the base of Great Arthur House positions the Estate Office right at the centre of the Estate and with good access for all. It is the right place for the service it provides. Visible and accessible. The base of Great Arthur was always envisioned as the administrative base of the Estate.

Should the Estate take over the management of the new tower block on the RCS site, then perhaps the Estate Office

could move into the base of the newly built tower, with great access onto Golden Lane street and where there would be opportunity to design the space fit for purpose.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 20:30:28

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:24 PM on 26 Jun 2018 from Mr David Henderson.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mr David Henderson  
**Email:**  
**Address:** 13 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I wish to object to this proposal on the following basis

- loss of space intended for community use
- the space is inadequate for use as an estate office

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 11:46:40

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:40 AM on 26 Jun 2018 from Ms Eva stenram.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).|cr||cr|PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Eva stenram  
**Email:**  
**Address:** 7 Bayer House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I strongly object to the conversion of the community centre into a mix of community centre and estate office.

Golden Lane Estate has a thriving community - something that has been made possible by the well considered architecture of the Estate.

The Estate office needs to remain where it is - in the middle of the estate with sight-lines in all directions, but also more private areas (important for the safety and security of our Estate).

The Community Centre is a designated space for the community - communal space that cannot just be taken away from residents. The Community Centre should remain true to the original vision of this listed estate - and be a recreational and cultural space to foster greater interaction between residents. The community Centre is for the use of

the residents of Golden Lane not the COL estate office.

The conversion would contravene with the City of London's own Planning Policy DM22.1, which states that the City planners will "resist the loss of social and community facilities unless:

- replacement facilities are provided on-site or within the vicinity which meet the needs of the users of the existing facility; or...
- it has been demonstrated that there is no demand for another similar use on site."

None of these requirements are met. Moving the estate office into the Community Centre will eat up much valuable space, which is not replaced on-site or within the vicinity. There is a demand by the residents for the Community Centre as demonstrated by the engagement of the residents in committees and meetings. In addition to this, GLERA carried out a survey in November 2017 out of which the majority of residents wanted the estate office to remain where it is.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 12:03:34

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:58 AM on 26 Jun 2018 from Ms Jacqueline Swanson.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Jacqueline Swanson  
**Email:**  
**Address:** 13 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I understand the desire to see the Community Centre as the heart of the estate - if the building could accommodate the Estate Office so that proper privacy was afforded to residents with enough room to deal with the comings and goings of increasing numbers of contractors there is a potential value in having the Estate Office in the same building. However, there is just not enough space - the reception desk will be the first point of contact for people Community Centre staff, Colsec staff and Estate management. As it is the Estate Office often has a queue of people waiting to have their concerns dealt with. So instead of this additional traffic being useful it will actually create stress - the area set aside as a café will no longer be the relaxed place we are hoping some of our more isolated residents will feel happy to use. It would make much more sense to move the Community Development team in to the office.

When polled by GLERA and at every meeting about the subject which I have attended, residents have expressed a massive resistance to moving the Estate Office into the Community Centre and generally feel that it should stay put. The poll conducted by the City was a travesty of manipulation and they should be ashamed. There's little evidence that other the possibility of using other areas under Great Arthur House have been properly explored.

Great Arthur House is a listed building and should be respected as such. This is not the best way for the City to provide social housing. One of the flats will be used by St Barts for rehabilitation purposes and hence will do nothing to reduce the housing waiting list. At a consultation meeting residents were somewhat 'blackmailed', being led to believe that this particularly accessible flat was going to be a proper home for someone in need. Instead it is a money making exercise for the City with an organisation which is not short of space. The other two flats are very cramped and mean and not up to standard.

**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 13:31:38

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:26 PM on 26 Jun 2018 from Mrs Maliya Price.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mrs Maliya Price  
**Email:**  
**Address:** 351 Crescent House London

## Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The Community Centre should be retained as a community centre, not hived off for administration. This is clearly not its intended use. We need all the space we can get in the Community Centre. This is just the estate office being more interested in money than providing proper amenities. Further, with the influx of people from the new build, that will make the community centre capacity requirement even greater.



**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 10:43:41

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:38 AM on 26 Jun 2018 from Ms Nathalie Malinarich.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Nathalie Malinarich  
**Email:**  
**Address:** Flat 44 Basterfield House Golden Lane London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** As a resident, I object to this application.  
Once again the Corporation is refusing to listen to the community.  
The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there.  
A survey carried out by GLERA in November 2017 showed that a majority of residents want the estate office to remain in its current location. The relocation of the Estate Office into the Community Centre will constitute a genuine loss of community facility and social amenity space.  
The Corporation has made no effort to consult residents adequately, and there has not been an option to retain the Estate Office in its current location. Leaseholders contribute financially to the maintenance of both the Estate Office and the Community Centre and therefore have the right to be consulted, including receiving information regarding the financial impact or benefit on service charges related to the

Estate Office and the Community Centre.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 26 June 2018 11:10:36

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:05 AM on 26 Jun 2018 from Mr William Clifford.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).|cr||cr|PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mr William Clifford

**Email:**

**Address:** Flat 26, Bowater House, Bowater House Bowater House  
LONDON

## Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I would like to object to the proposed moving of the Estate Office into Community Centre. Apart from destroying the structure of Great Arthur House which is an iconic listed building, it is a totally impractical solution. The idea of having a small office used for 3 different functions seems like madness, when they all need to deal with the public for different reasons. I fore see chaos.

**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 28 June 2018 12:34:57

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:29 PM on 28 Jun 2018 from Mr Tim Godsmark.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mr Tim Godsmark  
**Email:**  
**Address:** 23 Hatfield House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I am objecting in a personal capacity and on behalf of GLERA

My reasons for objecting to this application are:

1. The Community Centre refurbishment application was granted with the guarantee that there were no plans to move the Estate Office there. The City appears to be immediately going back on this which will lead to a breakdown of trust with the community.
2. Because the Estate Office often has to deal with distressed residents and there is minimal space in the Community Centre it is not suitable for this use.
3. The Estate Office is often visited by contractors with tools etc. who will be off-putting to people using the Community Centre.

4. The Centre has always been a community asset and we are opposed to giving part of this asset to the Housing Department for offices. There is no guarantee that once this application is granted the City will find the need for more office space until we are left without a Community Space. This is again a question of trust.

5. The office would need to be used by the Estate Staff, the centre manager and COLSEC staff. It is a small space and clearly this is unrealistic.

6. There is no evidence that the Housing Department has explored the possibility of using other spaces in the lower parts of Great Arthur House such as the respite room.

While I would be happy with a couple of members of the Estate Office staff or Community Engagement team being present in the building with the 'back office' elsewhere on the Estate I cannot accept that it is necessary to permanently take up office space. After the building shut the community fought a campaign to save the Centre and see it brought back into life and it is unacceptable that the result of this campaign is part of the building being taken away from us. What is needed is an imaginative approach to housing the Estate Office functions elsewhere if the City is determined to press ahead with the flawed plan to convert the base of Great Arthur House

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 01 July 2018 15:32:33

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Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:26 PM on 01 Jul 2018 from Mrs Christine Clifford .

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mrs Christine Clifford  
**Email:**  
**Address:** 26 Bowater House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I am shocked that the City want to put the estate office into our community centre. This was done in Portsoken with the library and was a disaster.  
There is no room and to mix Day to day estate management dealing with resident problems and contractors will not mix with community. Even COLCEC is a challenge.  
The estate office was designed to be in Gr Arthur House for a reason it's Central to the estate. It will be busy with the new tower block tenants in due course.  
There is lots of room under Gt Arthur that goes to waste and could be used instead. Our residents Association survey showed a majority living here don't want this take over of community centre.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 14 July 2018 15:19:52

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Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:13 PM on 14 Jul 2018 from Ms Brigid Curtis.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).|cr||cr|PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Ms Brigid Curtis

**Email:**

**Address:** 12, Stanley Cohen House Golden Lane Estate, Golden Lane London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** There are two major objections to moving the Estate Office to the Community Centre: =

1) Loss of amenity space in the Community Centre. (This has already been thoroughly discussed in earlier objections to the application)

2) The reduction in the amount of space allocated to the Estate Office if it is moved from its present Great Arthur location.

We are now told that due to this reduction, the Estate Office will no longer be able to hold keys to any of the flats on the estate.

This has serious implications from the viewpoint of unforeseen emergencies - e.g. if a fridge-freezer

spontaneously ignites (as happened at Grenfell); if there's a serious plumbing leak affecting the premises below; if an elderly resident falls and is unable to open the door; or simply if keys are forgotten when a resident goes out (almost everyone has done this at some point!) In these circumstances (and others), keys held by the Estate Office provide an essential 'safety net'.

Would the City of London require the Barbican Estate Office to relinquish the keys to individual flats? - I hardly think so. It seems that the Golden Lane Estate is (not for the first time) being treated as 'second best'.



**From:** [Sehmi, Amrith](#)  
**To:** [Stothard, Gideon](#)  
**Subject:** FW: Comments for Planning Application 18/00506/FULL  
**Date:** 17 August 2018 10:23:00

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**From:** [PlnComments@cityoflondon.gov.uk](mailto:PlnComments@cityoflondon.gov.uk) <[PlnComments@cityoflondon.gov.uk](mailto:PlnComments@cityoflondon.gov.uk)>  
**Sent:** 15 August 2018 00:51  
**To:** PLN - Comments <[PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)>  
**Subject:** Comments for Planning Application 18/00506/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:44 AM on 15 Aug 2018 from Dr M Manurs.

### Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).  
PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard

[Click for further information](#)

### Customer Details

**Name:** Dr M Manurs  
**Email:**  
**Address:** Great Arthur Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I object to the estate moving into hall, it is a change if use and not enough room and lack of privacy for ten ants to raise issues of a personal nature .  
There is no layout for a reception how can you wish to discuss a private matter next to someone booking a yoga course ?  
There is a dishonesty about the refurbishment or redesign of estate office and adjacent buildings . If it is not going to be social housing inperpetuity then office should remain there to accommodate the staff at present .  
Just because it has been forced upon residents in other city estates does not mean it works for all estate !!!

Very underhand I change if use of a community asset.

# Agenda Item 8

**From:** Piers h  
**To:** [PLN - Comments](#)  
**Cc:** [Delves, Gemma](#)  
**Subject:** 18/00409/full  
**Date:** 06 June 2018 22:11:58

---

I oppose the subject matter planning application regarding the conversion of the ground floor of great arthur house to three flats.

The ground floor is not suitable to residential conditions and the existing offices serve a valuable purpose. The city corporation should invest in additional housing in suitable areas.

I do not oppose there formation of a new entrance and new disabled parking space.

Piers Haben  
97 great Arthur house  
Golden lane

## Wells, Janet (Built Environment)

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**Subject:** FW: 18/00409/FULL, 18/00410/FULL & 18/00506/FULL

>  
> -----Original Message-----  
> From: Chamoun Issa  
> Sent: 08 June 2018 09:50  
> To: Stothard, Gideon <Gideon.Stothard@cityoflondon.gov.uk>; PLN - Comments  
<PLNComments@cityoflondon.gov.uk>  
> Cc: Edward Marchand  
> Subject: 18/00409/FULL, 18/00410/FULL & 18/00506/FULL  
>  
> Dear Mr Stothard,  
>  
>  
> I live on Golden Lane Estate and object to the conversion of the community centre into a mix of community centre  
and estate office.  
>  
> This conversion would contravene with the City of London Planning Policy DM22.1, which states that the City  
planners will "resist the loss of social and community facilities unless:  
> • replacement facilities are provided on-site or within the vicinity which meet the needs of the users of the  
existing facility; or... • it has been demonstrated that there is no demand for another similar use on site."  
>  
> None of these requirements are met by the current application:  
> — Moving the estate office into the community centre will eat up much valuable space, which is not replaced on-  
site or within the vicinity.  
> — There is a demand by the residents for the community centre as demonstrated by the engagement of the  
residents in committees and meetings. In addition to this, GLERA carried out a survey in November 2017 out of  
which the majority of residents wanted the estate office to remain where it is.  
>  
>  
> Yours sincerely,  
> Chamoun Issa  
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the  
addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication  
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may need to disclose this e-mail. Website: <http://www.cityoflondon.gov.uk>

**From:** [Delves, Gemma](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: 18/00410/LBC, addendum to objection  
**Date:** 26 June 2018 09:56:16

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-----Original Message-----

From: Chamoun Issa [REDACTED]  
Sent: 24 June 2018 16:55  
To: Delves, Gemma <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)>  
Subject: 18/00410/LBC, addendum to objection

Dear Gemma Delves ,

I live in 103 Great Arthur House and object to the proposed alterations and the change of use of the ground floor of the Grade II listed Great Arthur House.

These plans go against the City of London's and English Heritage's Listed Building Management Guidelines and the Best Practice Policy. These plans would destroy the architectural character and integrity of this Grade II Listed building.

The Management Guidelines, page 124 states "Proposals for which a LBC application would be required, but where consent is unlikely to be granted:

- Any change to original glazing lines or enclosure of existing balconies/roof terraces.
- Any permanent or temporary new enclosures at roof or ground level.
- Any change to the original windows"

The application include such changes:

1. The opaque glazing to the bedroom window
2. The planters or grassed areas on the eastern and western elevations

Also, section 2.1.2 of the Management Guidelines states that new work should protect the integrity of the original architectural design and the special interest of this Grade II Listed building, and warns of ill-considered alterations to buildings including internal alterations can contribute to loss of special interest. Yet, this application ignores the character of the building by:

1. diluting it's identity. All the flats in Great Arthur House are 1-bedroom flats, yet the architects propose two build 2 2-bedroom flats.
2. Transparency is a special character of the estate (GLELBMG page 39), yet window film will be placed on the bedroom window, planters in front of the elevations, and the transparent glass in the entrance will be replaced by opaque one
3. The corner flats in Great Arthur House has a half-sized escape door that opens to the star core. In the suggested plans, this original architectural detail is ignored, and instead will be replaced by full height, regular, doors.

Furthermore, this application should be rejected because the consultation process with us residents was lacking. It consisted of only one meeting, and there our questions about the design to the City's representative were met by "These are early plans; nothing has been decided."

Yours sincerely,  
Chamoun Issa

**From:** [Stothard, Gideon](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Subject: 18/00506/FULL  
**Date:** 22 June 2018 14:51:22

---

**From:** Merlin Carpenter  
**Sent:** 22 June 2018 14:43  
**To:** Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>  
**Subject:** Subject: 18/00506/FULL

Merlin Carpenter  
117 Great Arthur House  
Golden Lane Estate  
London EC1Y 0RH  
020 7336 7671

22/6/18

Subject: 18/00506/FULL | Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC. | Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ

Dear Mr. Stothard,

I am strongly against the conversion of part of the Golden Lane Estate community centre into a new estate office. The estate office was designed to be on the ground floor of Great Arthur House and this is where it should remain. Meanwhile the community centre should be for the future use of residents and other local communities only. I consider both projects to be against the spirit of listing of the estate.

Best regards

Merlin Carpenter

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 23 June 2018 17:02:09

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:56 PM on 23 Jun 2018 from Ms Martha Mundy.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space. |cr| |cr|PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Ms Martha Mundy

**Email:**

**Address:** 1 Stanley Cohen House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The flats look very cramped and in one case there is a failure to meet regulation day light requirements. It would be better to keep and redesign the estate office efficiently and make only one or two flats in the remaining space.

24 Bowater House  
Golden Lane Estate  
London  
EC1Y 0RJ

Department of the Built Environment  
City of London  
PO BOX 270  
Guildhall  
EC2P 2EJ

25th June 2018

RE: Reference - PT\_GD/18/00410/LBC & PT\_GD/18/00409/FULL

Dear Sir/Madam,

As a proud City of London resident since birth, I have reviewed the above planning application reference documentation. Further to this, it is to be noted that no green incentives have been suggested within the applications.

Although there is a provision for a disabled bay, no green alternative car charging methodology exists within the Golden Lane estate car park. It is to be noted that other City of London owned car parks, namely London Wall, Smithfield and Baynard House are all equipped with relevant charge points to charge numerous cars. These are all City of London owned car parks which are for the public to use for pay purposes. No such facility charging facility exists for residents who are long paying "tenants" of car parking spaces.

It is hard to believe that this has not been considered as the City should be considering a green space to accommodate the next generation of futuristic vehicles. To be clear, I'm not asking the City of London to provide free charging, but to extend the offering in line with the car parks mentioned above. I'd assume that City of London has links with Charge Master/Polar Networks, who set up the chargers at the mentioned car parks. I believe the set up cost for the City of London will be minimal as ChargeMaster/Polar Networks charge the end user for charging usage to recoup costs.

Again, as a proud City of London resident, it is odd to look within my own borough to see that the City is lagging behind neighbouring boroughs like Islington and Westminster on this front. As the Golden Lane estate has several over & underground car parking spaces, it would be good investment for alternative vehicles (and residents!) to use at least 1 charging point.

As you may or may not be aware, but greener vehicles that produce less harmful emissions are slowly being phased in by Transport for London under stricter emission thresholds. Therefore, more residents such as myself have switched to greener vehicles that depend on charging. With lack of charging facilities that are directly available within my reach within the estate, the City of London is not doing enough to actively encourage use of more electric vehicles.

Therefore I would like to propose the addition of an electric vehicle charging point as part of the above planning references.

Yours sincerely,

  
Jeyesh Pankhania  
(City of London Resident - 24 Bowater House).



**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 25 June 2018 23:34:44

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:29 PM on 25 Jun 2018 from Ms Myrto Kritikou.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space.  
PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Ms Myrto Kritikou  
**Email:**  
**Address:** 55 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** As much as I support new provision for social housing, I believe the conversion of part of the ground floor to three flats is not in the interest of Golden Lane Estate, or the wider community around our estate. The conversion would mean that the Estate Office would have to move from its current location, which is ideal for many reasons, including its accessibility and visibility. It would also mean that the new community centre would shrink. The community centre is a much needed focal point for our community. The suggested move of an estate office that needs the space of three flats to run, will not only take up a lot of space but could potentially generate other clashes of use in the future.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 25 June 2018 16:26:18

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:20 PM on 25 Jun 2018 from Ms Reiko Yamazaki.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space.  
PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Ms Reiko Yamazaki

**Email:**

**Address:** 12 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The Estate office should stay where it is in the iconic Great Arthur House. It is the centre of the whole estate and is highly visible and recognisable, which is important for the security and safety of the community. If the ground floor is converted to flats, the transparency / permeability of the ground level will be altered, which is harmful to the overall design of Great Arthur House.

**From:** [Delves, Gemma](#)  
**To:** [DBE - PLN Support](#)  
**Cc:** [Stothard, Gideon](#)  
**Subject:** FW: 18/00409/FULL/18/00410/LBC Objection  
**Date:** 27 June 2018 06:49:06

---

From: Tim Godsmark <mailto:[REDACTED]>

Sent: 26 June 2018 15:45

To: Delves, Gemma <<mailto:Gemma.Delves@cityoflondon.gov.uk>>

[REDACTED] Anne Corbett  
[REDACTED] Liam  
[REDACTED] ter, Andrew

Subject: 18/00409/FULL/18/00410/LBC Objection

Dear Ms Delves,

I write on behalf of the Golden Lane Estate Residents' Association and in a personal capacity to object to the proposed applications. My objections are as follows:

1. The 1 bedroom flat has a living room and bedroom facing parking spaces. Cars backing into these space will be discharging exhaust fumes into the flats windows making the living conditions unacceptable.
2. The 2 bed flat to the north of the block where it has a lobby to the bedroom behind the lifts creates a 'room within a room' which is unacceptable from a fire escape perspective and is not compliant with the Building Regulations Part B.
3. The escape door from the 2 bed flat to the north of the block where it opens onto the fire escape stairs is too close to the stairs up from the basement and is not compliant with the Building Regulations Part K.
4. The Design and Access Statement states that all the flats are to be let on a social rent basis. This is in fact not the case as one flat is to be commercially let to a hospital trust as an enabling flat. This flat would fall into a different use class and therefore need further planning permission. I would not that the City has a record of making misleading statements in planning documents as the one for the Community Centre work stated that there were no plans to move the Estate Office there.
5. There is no evidence that an options appraisal has been carried out to see if the Estate Office (or one of the flats) can be housed elsewhere in the building. I would note that there is a considerable amount of vacant space on the lower ground floor.

While some extra provision of social housing is to be welcomed this scheme is ill thought

out and deprives residents of an easily accessible estate office with sufficient space to operate properly. A compromise solution might be to house the Estate Office on the lower ground floor while having one or two officers in the community centre rather than trying to shoehorn the whole office in there and allowing some extra residential accommodation on the ground floor.

Regards,

Tim Godsmark

Chair Golden Lane Estate Residents' Association



**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 26 June 2018 20:39:37

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:34 PM on 26 Jun 2018 from Mr David Henderson.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space.  
PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Mr David Henderson

**Email:**

**Address:** 13 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I wish to object to this proposal on the following basis

- The design of the ground floor at Great Arthur House is unsuited for conversion to residential use and would result in poor quality space, lacking privacy, private amenity and daylight.
- The design of the listed building and, as important, it's original intent as a hub of the estate, would be badly compromised

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 26 June 2018 12:04:29

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:58 AM on 26 Jun 2018 from Ms Jacqueline Swanson.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space. |cr| |cr|PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Ms Jacqueline Swanson

**Email:**

**Address:** 13 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I understand the desire to see the Community Centre as the heart of the estate - if the building could accommodate the Estate Office so that proper privacy was afforded to residents with enough room to deal with the comings and goings of increasing numbers of contractors there is a potential value in having the Estate Office in the same building. However, there is just not enough space - the reception desk will be the first point of contact for people Community Centre staff, Colsec staff and Estate management. As it is the Estate Office often has a queue of people waiting to have their concerns dealt with. So instead of this additional traffic being useful it will actually create stress - the area set aside as a café will no longer be the relaxed place we are hoping some of our more isolated residents will feel happy to use. It would make much more

sense to move the Community Development team in to the office.

When polled by GLERA and at every meeting about the subject which I have attended, residents have expressed a massive resistance to moving the Estate Office into the Community Centre and generally feel that it should stay put. The poll conducted by the City was a travesty of manipulation and they should be ashamed. There's little evidence that other the possibility of using other areas under Great Arthur House have been properly explored.

Great Arthur House is a listed building and should be respected as such. This is not the best way for the City to provide social housing. One of the flats will be used by St Barts for rehabilitation purposes and hence will do nothing to reduce the housing waiting list. At a consultation meeting residents were somewhat 'blackmailed', being led to believe that this particularly accessible flat was going to be a proper home for someone in need. Instead it is a money making exercise for the City with an organisation which is not short of space. The other two flats are very cramped and mean and not up to standard.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 26 June 2018 11:51:46

---

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:31 AM on 26 Jun 2018 from Mr Ryan Dilley .

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space.  
PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Mr Ryan Dilley  
**Email:**  
**Address:** 44 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The estate office function should be kept in its current location (this space should not be made into flats). The move will reduce further communal and recreational space on the GLE which is already under pressure and will be further impacted by the new residents of the planned CoLPAI development.



**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 26 June 2018 10:54:07

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Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:48 AM on 26 Jun 2018 from Ms Nathalie Malinarich.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space. |cr| |cr|PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Ms Nathalie Malinarich

**Email:**

**Address:** Flat 44 Basterfield House Golden Lane London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The Estate Office provides a valuable function where it is. Social Housing is obviously needed but rather than squeeze three flats into a small space, the Corporation should stop replacing social housing buildings with luxury flats that are likely to remain empty /be used as investment rather than residences.

**From:** [Delves, Gemma](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Objection - Planning reference: 18/00410/LBC.  
**Date:** 27 June 2018 06:49:44

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-----Original Message-----

From: Calli Travlos <[\[REDACTED\]](#)>  
Sent: 26 June 2018 19:30  
To: Delves, Gemma <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)>; Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>; Hampson, Annie <[Annie.Hampson@cityoflondon.gov.uk](mailto:Annie.Hampson@cityoflondon.gov.uk)>  
Subject: Objection - Planning reference: 18/00410/LBC.

Dear Ms. Delves,

I'm writing to object to the proposed alterations and the change of use of the ground floor of the Grade II listed Great Arthur House.

I reject this application because the consultation process with us residents was lacking. It consisted of only one meeting, and there our questions about the design to the City's representative were met by "These are early plans; nothing has been decided."

Furthermore:

These plans go against the City of London's and English Heritage's Listed Building Management Guidelines and the Best Practice Policy.

These plans are not in keeping with the ethos of modernist architecture - character and integrity of this Grade II Listed building.

The Management Guidelines, page 124 states "Proposals for which a LBC application would be required, but where consent is unlikely to be granted:

- Any change to original glazing lines or enclosure of existing balconies/roof terraces.
- Any permanent or temporary new enclosures at roof or ground level.
- Any change to the original windows"

The application include such changes:

1. The opaque glazing to the bedroom window
2. The planters or grassed areas on the eastern and western elevations

Also, section 2.1.2 of the Management Guidelines states that new work should protect the integrity of the original architectural design and the special interest of this Grade II Listed building, and warns of ill-considered alterations to buildings including internal alterations can contribute to loss of special interest.

Yet, this application ignores the character of the building by:

1. diluting it's identity. All the flats in Great Arthur House are 1-bedroom flats, yet the architects propose to build 2 2-bedroom flats.
2. Transparency is a special character of the estate (GLELBMG page 39), yet window film will be placed on the bedroom window, planters in front of the elevations, and the transparent glass in the entrance will be replaced by opaque one
3. The corner flats in Great Arthur House has a half-sized escape door that opens to the star

core. In the suggested plans, this original architectural detail is ignored, and instead will be replaced by full height, regular, doors.

Yours sincerely,  
Calli Travlos  
31 Great Arthur House  
Golden Lane  
London EC1Y 0RD

**From:** [Delves, Gemma](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Planning reference: 18/00410/LBC.  
**Date:** 27 June 2018 06:50:52

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-----Original Message-----

From: Tom McCarthy <[\[REDACTED\]](#)>  
Sent: 26 June 2018 19:48  
To: Delves, Gemma <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)>; Stothard, Gideon  
<[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>  
Subject: Planning reference: 18/00410/LBC.

Dear Ms. Delves,

I'm writing to object to the proposal to commandeer the Golden Lane Estate office for flats. It is completely contradictory to Buildign Regulations Parts B and K; also to Management Guidelines

(p 124: "Proposals for which a LBC application would be required, but where consent is unlikely to be granted:

- Any change to original glazing lines or enclosure of existing balconies/roof terraces.
- Any permanent or temporary new enclosures at roof or ground level.
- Any change to the original windows")

It also deprives residents of both their office as designed by the award-winning architects of this world-famous Grade II listed estate and part of their community centre.

It's depressing that residents find ourselves having to protect our estate against ill-thought out plans hatched by the very people who are supposed to be protecting our estate. This venality and vandalism on the City's part should really stop.

With best wishes,

Tom McCarthy  
Leaseholder, Flat 7 Bayer House/110 Great Athur House

**From:** [Delves, Gemma](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: 18/00410/LBC  
**Date:** 28 June 2018 09:56:16

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From: New Roso <[\[REDACTED\]](#)>  
Sent: 27 June 2018 16:52  
To: Delves, Gemma <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)>; Stothard, Gideon <[Gideon.Stothard@cityoflondon.gov.uk](mailto:Gideon.Stothard@cityoflondon.gov.uk)>; Hampson, Annie <[Annie.Hampson@cityoflondon.gov.uk](mailto:Annie.Hampson@cityoflondon.gov.uk)>  
Cc: [annie.hampson@cityoflondon](mailto:annie.hampson@cityoflondon)  
Subject: 18/00410/LBC

Dear Gemma Delves,

I live in 106 Great Arthur House and object to the proposed alterations and the change of use of the ground floor of the Grade II listed Great Arthur House.

First of all I object to the change because it is our community centre, not the City's business space.

The existing office was placed where it is by the Estate's founding architects for a very good reason - it's central, accessible, with sight Lines everywhere, so to turn this into revenue-generating flats is appalling. The city's claim to want to generate more social housing is farcical, since the city has sold off and flattened every social housing unit within a mile of us (Bernard Morgan, YMCA etc etc).

The Centre has always been a community asset and we are opposed to giving part of this asset to the Housing Department for offices.

I've seen no evidence that the Housing Department explored the possibility of using other spaces in the lower parts of Great Arthur House such as the respite room as offices!

Secondly as a fellow resident pointed out to me:

these plans go against the City of London's and English Heritage's Listed Building Management Guidelines and the Best Practice Policy. These plans would destroy the architectural character and integrity of this Grade II Listed building.

The Management Guidelines, page 124 states "Proposals for which a LBC application would be required, but where consent is unlikely to be granted:

- Any change to original glazing lines or enclosure of existing balconies/roof terraces.
- Any permanent or temporary new enclosures at roof or ground level.
- Any change to original glazing lines or enclosure of existing balconies/roof terraces.
- Any permanent or temporary new enclosures at roof or ground level.
- Any change to the original windows"

The application include such changes:

1. The opaque glazing to the bedroom window
2. The planters or grassed areas on the eastern and western elevations

Also, section 2.1.2 of the Management Guidelines states that new work should protect the integrity of the original architectural design and the special interest of this Grade II Listed building, and warns of ill-considered alterations to buildings including internal alterations can contribute to loss of special interest.

I especially object to this application because the consultation process with us residents was lacking. It consisted of only one meeting, and there our questions about the design to the City's representative were met by "These are early plans; nothing has been decided."

Yours sincerely,  
Sophie Nielsen, flat 106

Sent from my iPhone

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 28 June 2018 00:24:52

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Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:19 AM on 28 Jun 2018 from Mr Charles Humphries.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space. |cr| |cr|PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Mr Charles Humphries

**Email:**

**Address:** 4 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** Please see my detailed letter of objection emailed to the case officer.

**From:** PlnComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00506/FULL  
**Date:** 14 June 2018 16:09:48

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Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:04 PM on 14 Jun 2018 from Mr Charles Humphries.

## Application Summary

**Address:** Golden Lane Community Centre Golden Lane Estate  
London EC1Y 0RJ

**Proposal:** Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis).|cr||cr|PLEASE NOTE: The conversion of the existing Estate Office is being considered under planning application reference 18/00409/FULL and listed building consent application reference 18/00410/LBC.

**Case Officer:** Gideon Stothard  
[Click for further information](#)

## Customer Details

**Name:** Mr Charles Humphries  
**Email:**  
**Address:** 4 Basterfield House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

### Reasons for comment:

**Comments:** This application would result in a loss of Community Facilities.

Under Policy DM22.1 loss of such facilities will be resisted unless:

1. Replacement Facilities are provided on site.
2. The necessary services can be provided from other facilities
3. It has been demonstrated there is no demand

The accompanying letter with this application claims that there will be no loss of any existing facilities. This is evidently incorrect as the space used by the Estate Office will not be available for Community Uses.

With regards to Criterion 2 there is no proposal to provide any other facilities. The evidence in relation to moving the



estate office is not relevant.

With regards to Criterion 3 the application claims that "the thrust of this criteria is met through the creation of a flexible, multi-use space that is located within a location which is convenient to the Golden lane Estate Community". There is no attempt to demonstrate that there is no demand for the Community Centre.

I would submit that there has been no effort to meet any of the criteria for exceptions in Policy DM221.

I have often had to book space in the Community Centre for tenant and resident meetings and other community uses and my experience is that can be very hard to get a slot and there is great demand. We have had to share the space with other meetings and clubs.

There has been no attempt in this application to assess demand or justify the loss of Community Facilities.

The community centre was provided as part of the original design of the listed Estate along with the guest flats, sports facilities, storage lockers and drying rooms. It was part of the design intent of the Architects and has been a key part of the life of the Estate and is required now more than ever. It is noted that there is already a significant loss of space to ColSEC, who have been relocated from the RCS site.

This application should be rejected.

**From:** PInComments@cityoflondon.gov.uk  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 18/00409/FULL  
**Date:** 11 July 2018 09:14:23

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Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:08 AM on 11 Jul 2018 from Miss STEFANIA ORAZI.

## Application Summary

**Address:** Great Arthur House Golden Lane Estate London EC1Y 0RE

**Proposal:** Conversion of part of the ground floor to three flats with external works including: (i) the provision of planters and landscaping; (ii) the removal of two existing doors and their replacement with windows; (iii) the formation of a new entrance and (iv) the provision of a new disabled parking space.  
PLEASE NOTE: This application is accompanied by an application for listed building consent (reference 18/00410/LBC) and the relocation of the Estate Office is being considered under planning application reference 18/00506/FULL.

**Case Officer:** Gemma Delves

[Click for further information](#)

## Customer Details

**Name:** Miss STEFANIA ORAZI  
**Email:**  
**Address:** 69B MANSFIELD ROAD LONDON

## Comments Details

**Commenter Type:** Other

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Other
- Residential Amenity

**Comments:** I wish to object to this proposal on the following basis

- Whereas social housing in the City is of course welcome, there is a reason why Chamberlin Powell and Bon did not place housing on the ground floor. The result of putting accommodation here would create deeply depressing, dark space with lack of privacy, overlooking a car park!
- The placing of the estate office at the foot Great Arthur House - the centre of the estate - was a considered and important part of the overall scheme by the architects. As a Grade II listed award winning estate, its design must not be compromised.