

Committee:	Date:
Planning and Transportation	11 September 2018
Subject: Golden Lane Community Centre Golden Lane Estate London EC1Y 0RJ Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). (36sq.m)	Public
Ward: Cripplegate	For Decision
Registered No: 18/00506/FULL	Registered on: 23 May 2018
Conservation Area:	Listed Building: Grade II

Summary

The proposal relates to the Golden Lane Estate Community Centre. The Estate of which it forms a part is listed in its entirety at Grade II.

Planning permission is sought for the change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). No physical alterations are proposed as part of this application.

33 objections have been made to the proposals by residents of the Golden Lane Estate. Their grounds of concern are outlined further in the report and include the impact of the proposals on the operation of the Community Centre, on the provision of Estate Office services and on the listed building / Estate.

The proposals would not result in the loss of space available for community purposes, and would enable an existing small office area to be used for a wider function. They would not have an impact on the special architectural or historic interest of the grade II listed building or estate. The Estate Office function would not have such a harmful impact on the class D1 community

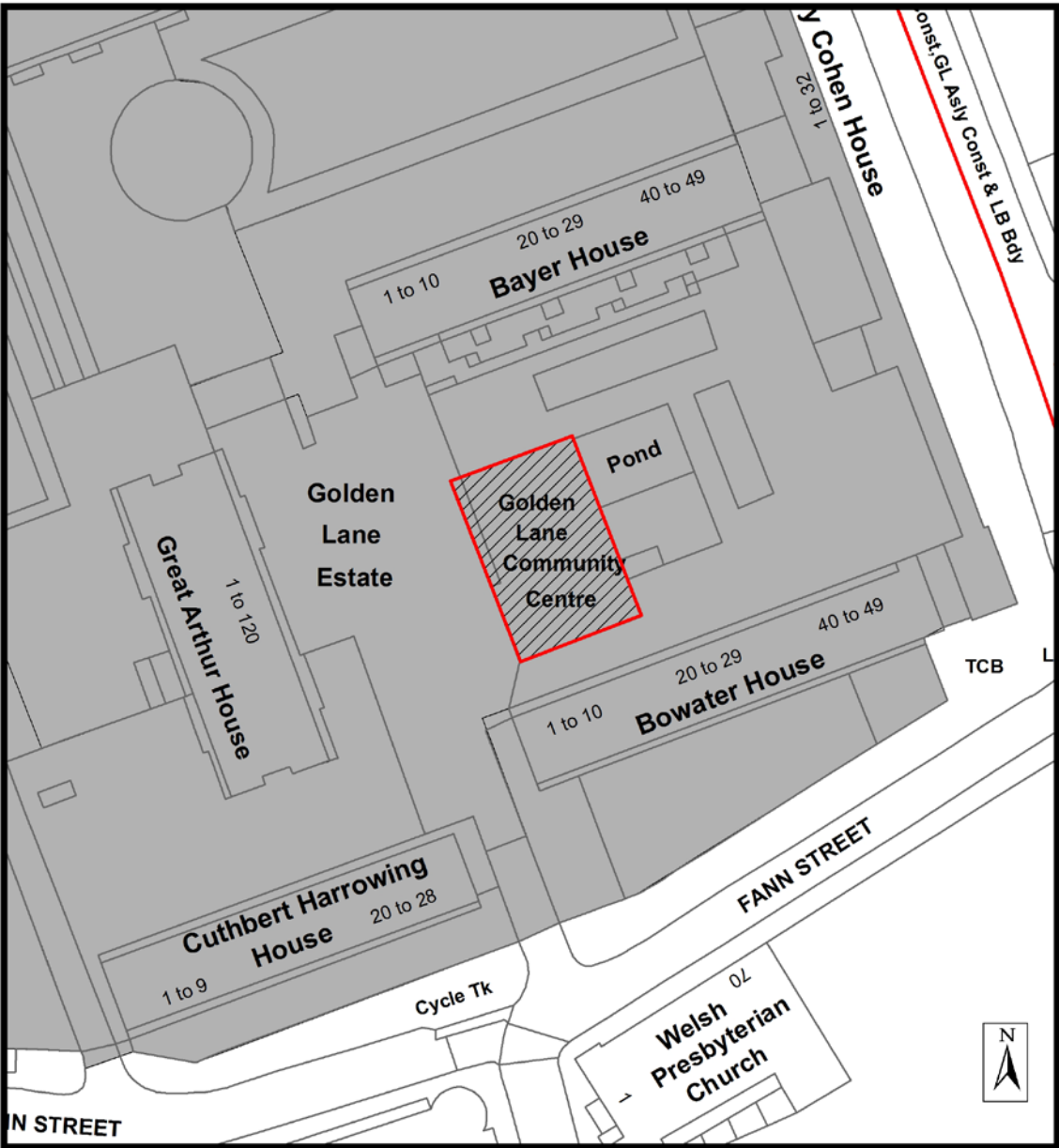
use of the remainder of the Centre as to warrant a refusal of planning permission.

It is considered that the development complies with the NPPF and the Development Plan as a whole and is acceptable.

Recommendation

That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.

Site Location Plan



© Crown copyright and database rights 2018 OS 100023243

ADDRESS:

Golden Lane Community Centre, Golden Lane Estate

CASE No.

18/00506/FULL

- CITY BOUNDARY
- SITE LOCATION
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY



**CITY
OF
LONDON**

DEPARTMENT OF THE BUILT ENVIRONMENT



Front elevation of the Community Centre



Rear elevation of the Community Centre

Main Report

Site

1. The Community Centre is located towards the centre of the Golden Lane Estate, providing 455sq.m floorspace in class D1 use. The building has two storeys, with the lower ground floor opening onto a sunken courtyard to the east.
2. It was completed in the 1950's as part of the Estate's first phase and is significant for its community use, simple geometric form, use of colour and materials, and layout of internal and external spaces.
3. The site is surrounded by larger buildings primarily in residential use, with Bayer House, Bowater House, Stanley Cohen House and Great Arthur House forming its immediate surroundings. The current Estate Office is located on the ground floor of Great Arthur House.
4. The Estate as an early and influential post-war housing development is listed in its entirety at Grade II.

Relevant Planning History

5. In February 2017 planning permission (app. no. 16/01221/FULL) and listed building consent (app. no. 16/01222/LBC) were granted for alterations to, and refurbishment of, the Community Centre to provide updated community facilities, and included an area within the building to organise and manage the centre. These have been implemented.
6. Based on the information provided at the time the office area was regarded as ancillary to the current D1 community use of the building.
7. In January 2018 an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (app. no. 17/01165/LBC) was granted which varied condition 5 (approved drawings) of listed building consent 16/01222/LBC to enable: (i) alterations to partition walls and reconfiguration of internal layout, doors and storage; (ii) creation of self-contained toilets; (iii) double doors at ground floor east elevation to be retained in existing location.

Proposals

8. Planning permission is sought for the change of use of part of the ground floor from community centre (use class D1) to a mix of community centre and estate office use (sui generis) (36sq.m).
9. It is proposed to use the area as an administration and reception space for the Community Centre, as well as for the provision of Estate Office services for the Golden Lane Estate.
10. Communal areas including the toilets, waste store and kitchen within the Community Centre would also be used by Estate Office staff.
11. The proposed conversion of the existing Estate Office at Great Arthur House is before you for consideration under a separate planning

application (reference 18/00409/FULL) and listed building consent application (reference 18/00410/LBC).

Consultations

12. The application has been advertised on site and in the local press. The residential premises within the Golden Lane Estate have been individually consulted.
13. A total of 33 representations have been received objecting to the application. The issues raised are as follows:

Topic	Objection	Number
Impact on the operation of the Community Centre	<ul style="list-style-type: none"> • Loss of community facilities / space • Recreational space under more pressure from recent/new developments so more is needed rather than less • Will result in a queue of people in reception • Visitors to estate office (e.g. contractors) will be off putting to Community Centre users • How can a combination of Estate office and Community Centre functions be managed from the same office • Already a significant loss of space in Community Centre to City of London Community Education Centre (CoLCEC) • Community Centre building should be used only as a Community Centre for residents and local community 	26
Impact on provision of Estate Office services	<ul style="list-style-type: none"> • Space is inadequate for use as estate office • Proposed space not sufficient for Estate Office Staff, Community Centre Staff and CoLCEC Staff • Community Centre is not suitable for dealing with distressed residents or to raise issues of a personal nature • Due to space reduction the office will no longer hold keys to flats on estate • Estate Office is best in current location 	20
Impact on	<ul style="list-style-type: none"> • Would detract from historic 	6

Heritage Assets	significance of site / Estate <ul style="list-style-type: none"> • Harm to the listed building 	
Contrary to policy	<ul style="list-style-type: none"> • Contrary to Policy DM22.1 • Loss of community facility not replaced on site or within vicinity • Lack of demand not demonstrated by applicant • No attempt to justify loss of community facilities 	5
Other	<ul style="list-style-type: none"> • Community Centre refurbishment granted with guarantee there were no plans to move the estate office there • No evidence that other locations / options for Estate Office have been explored • Consultation by the Dept. Of Community and Children's Services (City's Estate Office) was flawed • City should be maintaining the estate rather than progress further build works • Will result in a loss of trust in the City • Community Centre office should be shared by Community Centre and CoLCEC only • Estate Office could move into new tower block on RCS site • Survey shows majority of residents want estate office to remain in current location 	20

14. The applicants have responded in detail to the consultation responses and these are attached in full in Appendix A to this report.
15. Not all the representations above are material planning considerations. Those that are have been dealt with in this report.

Policy Context

16. The development plan consists of the London Plan and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
17. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

18. The Corporation, in determining the planning application has the following main statutory duties to perform:-
 - to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004);
 - in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
19. In considering the planning application before you account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
20. The principal issues in considering this application are:
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the Development Plan.
 - The impact of the proposal on the provision of community facilities
 - The suitability of the site to accommodate the estate office

Use

21. Local Plan policy DM22.1 seeks to protect social and community facilities. It resists their loss unless:
 - replacement facilities are provided on-site or within the vicinity which meet the needs of the users of the existing facility; or
 - necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or
 - it has been demonstrated that there is no demand for another similar use on site.
22. Supporting paragraph 3.22.10 states that “where rationalisation of services as part of asset management plans would result in either the reduction or relocation of social and community floorspace, the replacement floorspace must be of a comparable or better standard.”
23. The Golden Lane Estate provides generous community space, comprising the Community Centre, the Leisure Centre and the Ralph Perring Centre.

24. The proposed Estate Office area forms part of an ancillary office area in the 2017 scheme renovating the Community Centre. Prior to the renovations, this area was used for storage, as a service area for a bar located within the hall and an accessible toilet.
25. The proposed change of use of the office area to a shared office space would not impact the provision of community facilities within the Centre as there would be no loss of floor space available for use as community space, and as such would not lead to, or increase, any shortfall in provision.
26. The use of the area would continue to be for community purposes together with the estate office functions and to an extent there would be a crossover of duties amongst the staff on site.
27. The applicants advise that the presence of Estate Office staff would provide backup to the Community Centre staff which would benefit the community use of the centre, and the times that the Centre would be available to the residents would be extended.
28. The previously available accessible toilet and storage has been re-provided elsewhere under the recent alterations along with some new storage space.

Suitability of site

29. The applicant has confirmed that various possible locations on the Golden Lane Estate were investigated for the relocation of the Estate Office. No other locations were considered suitable, either for staff or as a publicly accessible facility without considerable works taking place.
30. A survey of Golden Lane Estate residents in June 2017 showed that, whilst most preferred no change, 84% of respondents stated that if the Estate Office had to move from Great Arthur House, they would prefer it to be located within the Community Centre rather than being based at the Barbican Estate Office.
31. Concerns have been raised about the suitability of the site for the proposed use, and the impact it would have on the community centre use.
32. It is expected that the proposed sui generis space would house one member of staff running the Community Centre (the Centre Manager), one receptionist and three members of the Estate team (who would not be on site all the time). Health and Safety advice is that the space provided would accommodate up to five people.
33. The applicants state that the Estate Staff provide valuable services to residents and are a part of the community. As such the location of the staff within the Community Centre is appropriate.

Impact upon community use of the building

34. The applicants have advised that the number of daily visitors to the Estate Office is on average 8 tenants/leaseholders, 12 contractors, 5 porters who visit approximately 4 times a day for various tasks (e.g.

collection of mail for distribution, checking emails, to inform line managers of repairs/faults etc.), and 2 other visitors (e.g. technical services/hall users).

35. While this number of visitors could potentially lead to queuing, this would be contained within the reception lobby of the Community Centre. The Applicants have stated that there are rarely more than one or two people coming to see the Estate Office staff at any one time, and that staff would be located in the lobby at busy times to greet Community Centre users, reducing any pressure on reception.
36. It is considered that the coming and going of these additional visitors to the building would not detract from the Community Centre use, and that the provision of Estate Office services from within the shared office area would not conflict with the main use of the building for community purposes.

Waste Storage

37. The existing waste storage and collection facilities provided within the building are sufficient to meet the needs of the Estate Office as well as the Community Centre.

Impact on Heritage Assets

38. The proposals do not involve any alterations to the listed building, and do not impact on the special architectural or historic interest of the grade II listed building or estate.

Conclusions

39. The proposals would not result in the loss of space available for community purposes, and would enable an existing ancillary office area to be used for a wider function, which supports the Golden Lane Estate.
40. The Estate Office's location in the office area (36sq.m) of the Community Centre would not detract from its use for community facilities and its use for this purpose is considered appropriate in planning terms.

Background Papers

Internal

Memo Community Facilities Manager 19 June 2018

Letter Access Team 20 June 2018

External

Letter Grade Planning 23 May 2018

Existing Drawings: 2325_PL_102; 2325_PL_103

Email Dept. of Community and Children's Services 6 August 2018

Email Grade Planning 21 August 2018

Online Samantha Male 07/06/2018

Email Chamoun Issa 08/06/2018

Online Charles Humphries 14/06/2018

Email Tom McCarthy 17/06/2018

Email Calli Travlos 18/06/2018

Email Edward Marchand 18/06/2018

Email Piers Haben 18/06/2018

Email Sophie Handler 18/06/2018

Email Tim Godsmark (GLERA) 18/06/2018

Email Mark Campbell 19/06/2018

Email Merlin Carpenter 22/06/2018

Email Eliot Stock 23/06/2018

Online Jane Carr 23/06/2018

Online Martha Mundy 23/06/2018

Online Ryan Dilley 23/06/2018

Online William Mann 23/06/2018

Email Claudia Marciante 24/06/2018

Online Jayne O'Connell 24/06/2018

Online Myrto Kritikou 25/06/2018

Online Neil Prior 25/06/2018

Online Reiko Yamazaki 25/06/2018

Online A Hennache 26/06/2018

Online Beverley Bytheway 26/06/2018

Online David Henderson 26/06/2018

Online Eva Stenram 26/06/2018

Online Jacqueline Swanson 26/06/2018

Online Maliya Price 26/06/2018

Online Nathalie Malinarich 26/06/2018

Online William Clifford 26/06/2018

Online Tim Godsmark 28/06/2018

Online Christine Clifford 01/07/2018

Online Brigin Curtis 14/07/2018

Online M Manurs 15/08/2018

Appendix A

Applicants Response to Objections

Topic	Objection
Impact on the operation of the Community Centre	<ul style="list-style-type: none"> • Loss of community facilities / space <i>The Community Centre provides extensive space for community activities on two floors. Given that there is a leisure centre on the estate and a second community facility at the Ralph Perring Centre, Golden Lane is extremely generously provided with community space. The estate staff are at the heart of the estate community and having them based in the Centre will make it relevant to people who might not, otherwise use it. And the income that locating the estate staff there will bring will protect the Centre from having to take a high level of commercial bookings, which would reduce the availability of the Centre to the community.</i> • Recreational space under more pressure from recent/new developments so more is needed rather than less <i>Comments above apply, as well as the fact that the City of London Primary Academy Islington project will provide more space for community use at evenings and weekends.</i> • Will result in a queue of people in reception <i>There are rarely more than one or two people coming into see the estate staff at any one time so this is not likely to create queues. Staff will be located in the lobby to greet community centre users at busy times so that there will not be pressure on reception.</i> • Visitors to estate office (e.g. contractors) will be off putting to Community Centre users <i>It is important that the centre is felt to be welcoming and accessible to everyone. Contractors are just people. They have their own toilet and mess facilities, so will only be coming into the centre when they need to speak to estate staff. We do not see that this will be an issue, but will keep it under review and make alternative arrangements for contractors if necessary.</i> • How can a combination of Estate office and Community Centre functions be managed from the same office <i>Essentially, staff will be carrying out similar administrative tasks – taking bookings, making calls, keeping records and dealing with enquiries etc. There is no reason at all why these tasks cannot be</i>

	<p><i>carried out within the same office. We will cross train staff so that the estate team can deal with community centre bookings and the Adult Education receptionist can deal with basic estate queries and tasks, so everyone is flexible and provides the best possible service to residents. The only member of staff dedicated to the Centre itself is the Centre Manager, so it is essential that she has the back up of estate staff to be able to staff and run the Centre.</i></p> <ul style="list-style-type: none"> • Already a significant loss of space in Community Centre to CoLSEC <i>The Adult Skills and Education Service (ASES) will be providing community education activities which are an entirely appropriate use of the space. Without these activities, and the income they will bring, the Centre would not be able to function. The ASES will only use part of the building and their use will be limited to weekdays. The entire lower floor (which can be one large space or three smaller spaces) will be available for other bookings all the time and the classroom and hall will be available at weekends and evenings. The office was always designated in the refurbishment as office space and never intended to be anything else.</i> • Community Centre building should be used only as a Community Centre for residents and local community <i>The estate staff provide valuable services to residents and are a major part of the community. We believe that having estate staff based within the Centre will encourage a wider range of people to enter it and see what is on offer.</i> <p><i>The Housing Service contributed a sum of £125,000 to the refurbishment of the Community Centre, specifically to pay for the office space. If our estate staff cannot move in, this money will have to be withdrawn, meaning that the centre will open already in debt. Moreover, the Centre must generate sufficient income to pay for its management and maintenance, including the employment of a Centre Manager. The presence of estate staff will bring essential income to the centre, as the budgets designated for an estate office will transfer to the Centre. This income will total £30,000 and will be crucial to the Centre. Without it, we will have to target commercial bookings, which will reduce the space available for community activities.</i></p>
Impact on provision of	<ul style="list-style-type: none"> • Space is inadequate for use as estate office

Estate Office services	<p><i>This is not the case. We only propose to move three members of staff into the community centre. Health and Safety colleagues have confirmed that the office space comfortably accommodates 4-5 people, and there is an additional space for a member of staff at the reception desk. This is more than adequate.</i></p> <ul style="list-style-type: none"> Proposed space not sufficient for Estate Office Staff, Community Centre Staff and CoLSEC Staff <i>The Community Centre staffing consists of just one person – the Centre Manager. The ASES (COLCEC) staff comprise one receptionist, who will be located at reception or in the lobby, as appropriate at the time, and teaching staff, who do not require the office. It is only proposed to locate three members of the estate team in the centre, and they will not be there all the time. Health & Safety advice is that the office space is more than sufficient for the number of staff intended to be there at any one time.</i> Community Centre is not suitable to deal with distressed residents <i>The suggestion that this is something that happens frequently is simply not true. It is extremely rare for anyone to come into the estate office in a distressed state. Most residents come to see estate staff about routine issues. If they were to be distressed about something, it is more likely that they would contact us and request a home visit. However, if someone should come into the centre in a distressed state, we have an interview room immediately off the lobby, where they can be taken for a private discussion.</i> Due to space reduction will no longer hold keys to flats on estate <i>We have not taken keys for new residents for many years now. No other social housing estate holds keys and we have been advised that we should no longer do so for security reasons. Residents should be responsible for their own keys, and we are offering to fit keysafes, free of charge, for any resident who needs one.</i> Estate Office is best in current location
Impact of Heritage Assets	<ul style="list-style-type: none"> Would detract from historic significance of site / Estate Harm to the listed building
Contrary to policy	<ul style="list-style-type: none"> Contrary to Policy DM22.1 Loss of community facility not replaced on site or within vicinity Lack of demand not demonstrated by applicant

	<ul style="list-style-type: none"> • No attempt to justify loss of community facilities
Other	<ul style="list-style-type: none"> • Community Centre refurbishment granted with guarantee there were no plans to move the estate office there <i>There was a statement in the application to this effect. This was an error, as we have always been very open about our wish to move estate staff into the Centre. The original plans shared with residents made this clear, and it was because of resident feedback that we moved the office from the lower floor to the ground floor, as residents felt it should be more accessible.</i> <i>Whilst this statement was regrettable, it didn't guarantee that the estate office wasn't going to move, it simply said that there were no 'current plans' to move the estate office.</i> • No evidence other locations / options for Estate Office have been explored <i>We have looked at possible locations on the estate, but none are suitable, either for staff or as a public access facility without considerable works taking place. Significant capital has already been invested in creating a suitable office facility for some of the estate team in the community centre. Major capital works are taking place on Golden Lane and there is no money available to fund the creation of a second office.</i> <i>The only viable alternative is to move the staff to the Barbican Estate Office. We carried out a survey of residents in June 2017. Whilst most residents preferred no change, 84% of respondents stated that if the estate office had to move from Great Arthur House, they would wish it to move to the community centre rather than have staff based at the Barbican Estate Office.</i> • City's (Estate Offices) consultation was flawed <i>The wording of the survey was agreed with the residents on the Community Centre Steering Group – we can provide emails from them confirming this.</i> • City should be maintaining the estate rather than progress further build works • Will result in a loss of trust in the City • Community Centre office should be shared by Community Centre and CoLCEC <i>There is only one member of staff at the Community Centre – the Manager. ASES (COLCEC) staff comprise one part-time receptionist and teaching staff who do not require office accommodation.</i>

	<ul style="list-style-type: none"> • Estate Office could move into new tower block on RCS site <i>Investment has already been made in a suitable office for estate staff in the Community Centre. It would not be appropriate to duplicate this facility at the expense of Housing space in the new development.</i> • Survey shows majority of residents want estate office to remain in current location <i>We understand that residents would prefer no change at all. But the vast majority of social landlords do not have estate offices at all – only area or central offices. The City is extremely unusual in having offices on its estates, and there is no obligation for us to do so. We want to retain an office on the estate, and 84% of residents who responded to the June 2017 survey said that, if the staff were to move from Great Arthur House, they would rather they were based at the Community Centre than elsewhere.</i> • Loss of part of a community Asset to offices <i>The Community Centre is owned by the City's Housing Revenue Account and is, first and foremost, a housing facility. The office area represents a small proportion of the overall space and it was always designated as an office in the plans for the refurbishment. If estate staff were not to move it, it would remain an office.</i>
--	---

Appendix B

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 3.1 Protect and enhance facilities and services that meet the needs of particular groups and communities.

Policy 3.16 Protection and enhancement of social infrastructure - additional and enhanced social infrastructure provision to meet the needs of a growing and diverse population.

Policy 3.18 Support proposals that enhance school and educational facilities and resist loss of education facilities unless it can be demonstrated there is no on going or future demand. Encourage multiple use of educational facilities for community or recreational use

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Relevant Local Plan Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

DM10.8 Access and inclusive design

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.
2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

CS22 Maximise community facilities

To maximise opportunities for the City's residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

DM22.1 Social and community facilities

1. To 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) necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or
 - c) it has been demonstrated that there is no demand for another similar use on site.
2. Proposals for the redevelopment or change of use of social and community facilities must be accompanied by evidence of the lack of need for those facilities. Loss of facilities will only be permitted where it has been demonstrated that the existing floor space has been actively marketed at reasonable terms for public social and community floorspace.
3. The development of new social and community facilities should provide flexible, multi-use space suitable for a range of different uses and will be permitted:
 - a) where they would not be prejudicial to the business City and where there is no strong economic reason for retaining office use;
 - b) in locations which are convenient to the communities they serve;
 - c) in or near identified residential areas, providing their amenity is safeguarded;
 - d) as part of major mixed-use developments, subject to an assessment of the scale, character, location and impact of the proposal on existing facilities and neighbouring uses.

4. Developments that result in additional need for social and community facilities will be required to provide the necessary facilities or contribute towards enhancing existing facilities to enable them to meet identified need.

SCHEDULE

APPLICATION: 18/00506/FULL

Golden Lane Community Centre Golden Lane Estate London

Change of use of part ground floor from community centre (class D1) to a mix of community centre and estate office use (sui generis). (36sq.m)

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.
- 3 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 2325_PL_001, 2325_PL_109_2, 2325_PL_110.
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 Planning permission is hereby granted only for the change of use. Any works that would materially affect the external appearance of the building or its special architectural and historic interest will require a separate application for planning permission and/or listed building consent.