

Committee:	Date:
Planning and Transportation	11 September 2018
Subject: Great Arthur House Golden Lane Estate London EC1Y 0RE 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.	Public
Ward: Cripplegate	For Decision
Registered No: 18/00409/FULL	Registered on: 14 May 2018
Conservation Area:	Listed Building: Grade II

Summary

The application relates to part of the ground floor of Great Arthur House on the Golden Lane Estate. The ground floor currently accommodates the Golden Lane Estate Office (Sui Generis use) and associated back of house areas, storage space for the Golden Lane Residents Association, vacant community office space, a residents camera room and dark room and the circulatory space that serves the building. The site is not within a conservation area. Great Arthur House is grade II listed.

Planning permission and listed building consent are sought to convert part of the ground floor to three flats (one, one bedroom and two, two bedroom) that would be let on a social rent basis. They would be occupied by persons on the City's housing waiting list and would provide a welcome addition of 3 new units of social housing. Internally the layout of the ground floor would be reconfigured. Externally one new car parking space is proposed and new landscaping in the form of planters and a grassed area in order to create defensible space around the flats. The existing circulatory areas would be unaffected by the proposal.

The Estate Office is proposed to be relocated to the Golden Lane Community Centre. These works are being considered under a separate application for planning permission (ref. 18/00506/FULL).

There is a separate recommendation before your Committee relating to an application for Listed Building Consent but both applications are considered in this report.

A total of 17 objections have been received to the proposal from surrounding residents. The main concerns relate to the principle of providing additional residential development, moving the Estate Office, the standard of proposed residential accommodation and the design of the proposal and its impact on the listed building.

The Local Plan identifies Golden Lane as one of the City's residential areas. Locating new residential development near existing residential development has the potential to provide better residential amenities. The location of additional residential development within the residential block of Great Arthur House would not conflict with the business function of the City.

Locating the Estate Office within the Community Centre would ensure that the function is still central to the estate and easily accessible to residents. Approximately 63sq.m of community floor space would be lost by the proposal as the community office, camera and dark room and residents storage areas would not be re-provided. These facilities are not extensively used by residents. Alternative meeting rooms could be hired in the Community Centre or the Ralph Perring Centre. Alternative storage space could be found on the lower ground floor of Great Arthur House if required.

The proposed dwellings are of an acceptable design. Matters relating to car parking, cycle parking, refuse storage, size of the units, accessibility and daylight and sunlight have been satisfactorily addressed. The daylight levels to one of the kitchen/dining/living areas would not comply with the BRE guidance. However, the breach would be so minor that the impact would be negligible.

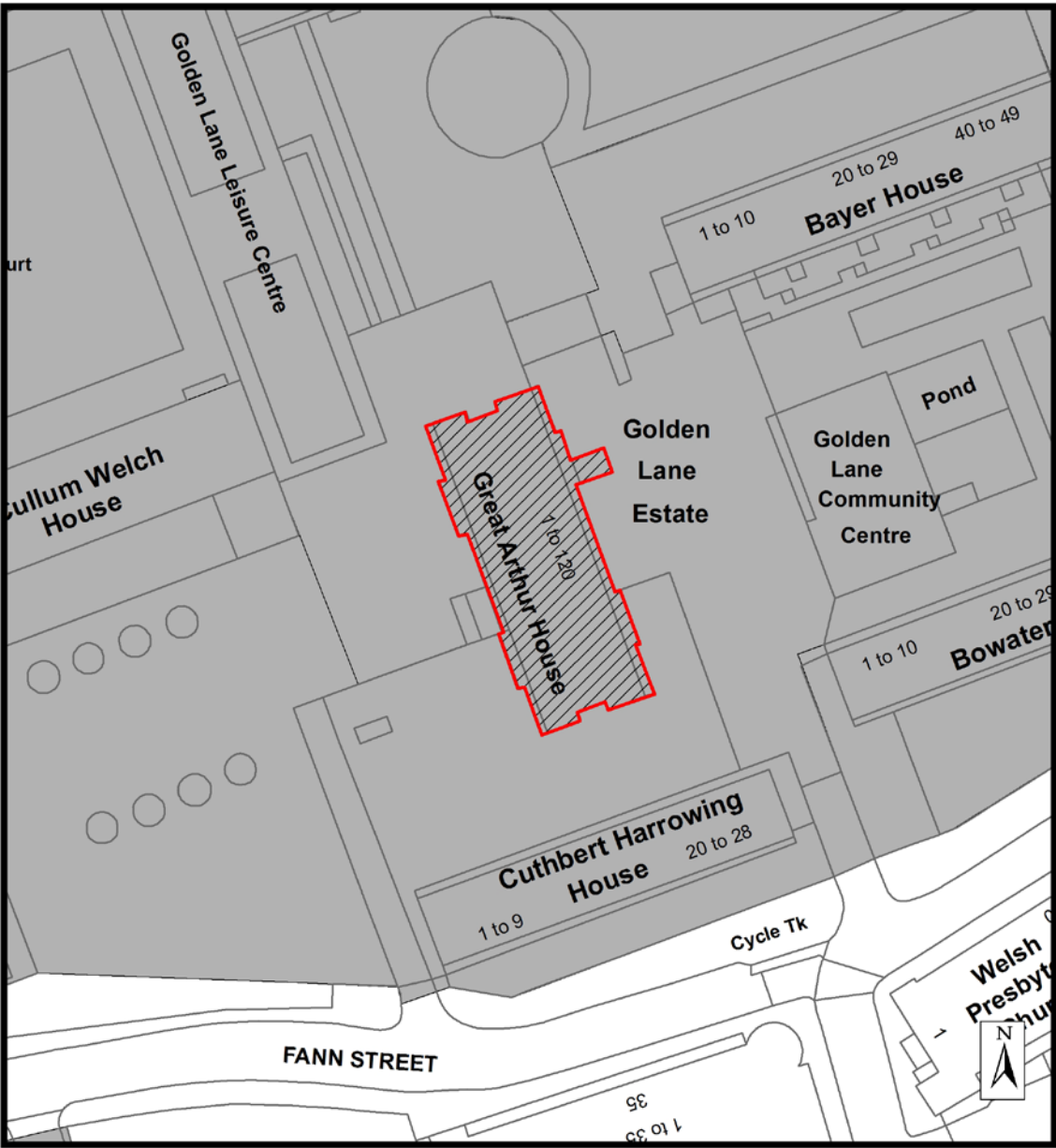
The works to the listed building are acceptable and would not be detrimental to the special architectural or historic interest of the listed building.

The proposal would be in substantial compliance with guidance contained within the NPPF and the relevant policies of the Local Plan.

Recommendation

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

Site Location Plan



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ADDRESS:

Great Arthur House, Golden Lane Estate

CASE No.

18/00409/FULL

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



DEPARTMENT OF THE BUILT ENVIRONMENT



View from the north of Great Arthur House

Main Report

Site

1. The application relates to part of the ground floor of Great Arthur House, which is a residential block on the Golden Lane Estate.
2. The north end of the ground floor currently accommodates the Golden Lane Estate Office (Sui Generis use) and its associated back of house areas and the south end of the ground floor is used as storage space for the Estate Office and the Golden Lane Residents Association, vacant community office space, a residents' camera room and dark room and the lift/entrance/staircase lobbies that serve the building.
3. The site is not within a conservation area. The Golden Lane Estate including Great Arthur House is grade II listed. To the east of the site is Golden Lane Community Centre, to the south is Cuthbert Harrowing House, to the north is Golden Lane Leisure Centre and to the north west is Cullum Welch House.

Relevant Planning History

4. There are decisions pertaining to the site, but the works are not considered to be relevant to the determination of this application.

Proposal

5. Planning permission and listed building consent are sought to convert part of the ground floor to residential use (Class C3). The estate office and its back of house areas would be converted to two flats (one x one bedroom and one x two bedroom). The storage areas, vacant office space and camera and dark room would be converted to one, two bedroom flat. The flats would be social rent and occupied by persons on the City's housing waiting list.
6. The lift and staircase lobbies would remain unaffected by the proposal. Internally parts of the layout would be reconfigured through the demolition of partitions and the formation of new ones and the blocking up of existing openings and the formation of new ones.
7. Externally landscaping is proposed in the form of planters and a grassed area to create defensible space around the new flats. A new disabled car parking space would be provided on the east side of Great Arthur House.
8. It is proposed that the Estate Office would be relocated to the Golden Lane Community Centre. The change of use of part of the community centre (from Community Centre (Class D1) to mixed use Community Centre and Estate Office (Sui Generis use) is before you today under planning application reference 18/00506/FULL.

Consultations

9. The application has been advertised on site and in the local press. The residential premises of Cullum Welch House, Cuthbert Harrowing House, Crescent House, Hatfield House, Stanley Cohen House, Great Arthur House, Basterfield House, Bayer House and Bowater House have been individually consulted.
10. On the 5th October 2017 the City of London hosted a community drop in event at the Ralph Perrin Centre on the Golden Lane Estate when initial plans for the proposal were presented to residents. Residents have expressed concerns that the level of consultation has been inadequate.
11. A total of 17 objections have been received in respect of the proposal. The main concerns are summarised in the table below:

Topic	Objection	Number
Principle	<ul style="list-style-type: none">The ground floor is not suitable for residential use and the existing offices serve a valuable purpose.	1
Movement of the Estate Office	<ul style="list-style-type: none">The proposal would contravene policy DM22.1 which relates to the loss of community facilities. Moving the Estate Office would take up space in the community centre. The move would further reduce communal and recreational space on the Golden Lane Estate.Golden Lane Estate Residents Association carried out a survey in November 2017 which showed that the majority of residents wanted the Estate Office to remain where it is.There is no evidence that an options appraisal has been carried out to see if the Estate Office could be housed elsewhere in the building. There is vacant space on the lower ground floor.The placement of the Estate Office at the centre of the Estate was an important part of the original design for the Estate. The facility is accessible, visible and a focal point for community. This should not be compromised.Re-locating the Estate Office to the community centre would put too much pressure on the community centre where there is not enough space for it.	11

<p>The standard of proposed residential accommodation</p>	<ul style="list-style-type: none"> • The proposed layout would contravene building regulations. • The living space would be dark, with a lack of privacy and it would overlook a car park. One of the flats would fail to meet regulation daylight requirements. • The Design and Access Statement states that all flats would be let on a social rent basis. This is not the case as one flat would be let to a hospital trust (The applicant has confirmed that all flats would be let on a social rent basis). • A charging point should be provided in conjunction with the proposed car parking space. 	<p>9</p>
<p>Design and Impact on the Listed Building</p>	<ul style="list-style-type: none"> • The plans contravene the Golden Lane Estate Listed Building Management Guidelines. They state that consent is unlikely to be granted in the following instances: <ul style="list-style-type: none"> - Any change to the 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 includes: <ul style="list-style-type: none"> - Opaque glazing - Planters and grassed areas • Section 2.1.1 of the Management Guidelines states that new works should protect the integrity of the original architectural design and special interest of the listed building and warns of alterations that would contribute to a loss of special interest. The application ignores the character by: <ul style="list-style-type: none"> -Diluting its identity. All flats in Great Arthur House are 1 bedroom and the proposal includes 2 bedroom flats. - Transparency is a special character of the Estate yet window film and opaque glazing would be used and planters would be put in front of windows. -The corner flats have a half sized escape door that opens to the stair core. This architectural detail is not replicated in the proposal and would instead be replaced with full height, regular doors. 	<p>4</p>

Policy Context

12. The development plan consists of the London Plan, the Draft London Plan (out for consultation) and the Local Plan. The London Plan, and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report. Relatively little weight should be afforded to the Draft London Plan as it is at an early stage prior to adoption, following consultation.
13. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

14. 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);
 - 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).
15. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
16. The principal issues in considering this application are:
 - The suitability of the site to accommodate residential development.
 - The loss of the Estate Office and community room from within Great Arthur House.
 - The acceptability of the proposed residential accommodation in terms of daylight and sunlight, access, refuse storage arrangements, cycle parking, car parking and its tenure.
 - The impact of the proposed internal and external alterations on the design and special architectural and historic interest of Great Arthur House and Golden Lane.

The Provision of Residential Development

17. Policy DM21.1 of the Local Plan states that new housing should be located on suitable sites in or near identified residential areas. It further states that new housing would only be permitted where it would not: prejudice the primary business function of the City or be contrary to policy DM1.1, inhibit the development potential or business activity in neighbouring commercial buildings or sites, and result in poor residential amenity within existing and proposed development.
18. The Local Plan identifies that Golden Lane is one of the City's residential areas. It states that "Concentrating housing in these areas allows greater opportunity to avoid conflict with office and other commercial uses and to provide better residential amenities".
19. The three residential units would be located within an existing residential block on an existing residential estate and provide a very welcome addition of social housing, particularly welcome in meeting the need for people with disabilities. The business function of the City would not be compromised and locating the residential development close to other dwellings would provide better residential amenities. The provision of further residential development within Great Arthur House is acceptable in principle and would accord with the aims of policy DM21.1 of the Local Plan.

The Loss of the Estate Office and Community Space from within Great Arthur House

20. Policy DM 22.1 of the Local Plan seeks to resist the loss of social and community facilities unless: replacement facilities are provided on site or within the vicinity which meet the needs of 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. The supporting text to the policy states that where rationalisation of services would result in the reduction or relocation of social and community floorspace, the replacement floorspace must be of a comparable or better standard.
21. Paragraph 1.2.2.5 of The Golden Lane Listed Building Management Guidelines states that the inclusion of a wide range of social facilities and amenities was central to the original concept of the estate and contributes to its special character.
22. The Estate Office provides services to residents. It is proposed that the Estate Office would be relocated to a shared office area within the Golden Lane Community Centre which is directly to the east of Great Arthur House and is the subject of a planning application before you today.

23. Residents have raised concern about the relocation of the Estate Office. Primarily that the move would reduce communal and recreational space on the estate, residents want the Estate Office to remain where it is, there is no evidence that other options have been looked at, the placement of the Estate Office is an important part of the Estate's design, there is not enough space for the Estate Office within the Community Centre and the move would contravene policy DM22.1 of the Local Plan.
24. The Estate Office would be located (subject to planning) within an area that was designated as office space within the recent plans for the Community Centre refurbishment. Community facilities are provided on the Golden Lane Estate in the Ralph Perring Centre and the leisure centre. The areas within the Community Centre used by residents for community activities would be unaffected by the proposal.
25. Alternative locations for the Estate Office were explored. Many of which were unsuitable as a staff or public facility without considerable works taking place. One viable option was to move the Golden Lane Estate Office to the Barbican Estate Office. A survey of residents was carried out 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 rather it moved to the Community Centre rather than the Barbican Estate Office. Relocating the Estate Office to a location close to Great Arthur House would ensure that it remains accessible, visible and a focal point for the community.
26. The proposal would involve the loss of the community office, the camera club and dark room and the storage areas for the Golden Lane Estate Residents (total of 63 sqm of space). The applicant has advised that the community office is not currently being used by residents and that the camera club and dark room have very limited use. As such it is not intended to re-provide these facilities. Meeting rooms could be hired in the community centre or the Ralph Perring centre if needed. The storage areas are no longer used by residents. There are storage areas on the lower ground floor of Great Arthur House that could be used if necessary.
27. It is considered that the proposal would accord with policy DM22.1 of the Local plan subject to a replacement Estate Office being provided on the Golden Lane Estate within the vicinity of the existing facility to meet the needs of users. Keeping the Estate Office on the site would continue its contribution towards the estate's special character and would not detract from the original concept of the estate's design. The community space that would be lost has limited use and a better standard of community facility could be provided in the community centre or Ralph Perring Centre.

The Acceptability of the Proposed Residential Development

28. Concerns have been raised about the standard of the proposed residential accommodation in terms of contravention of building regulations, failure to meet daylight regulations and a lack of an electric charging point with the proposed car parking space.
29. Policy DM21.5 of the Local Plan states that new housing must be designed to a standard that facilitates the health and well-being of occupants and takes account of the London Plan's space standards; provides acceptable daylight to dwellings commensurate with a city centre location; meet standards for Secured by Design certification; and maximise opportunities for providing open and leisure space for residents. Policy DM10.7 of the Local Plan states that new developments should provide acceptable levels of daylight and sunlight.
30. The flats would comply with the London Plan's internal space standards which require at least 50sq.m for a two person one bedroom flat and at least 70sq.m for a four person 2 bedroom flat. The proposed two bed flats would be 97sq.m and 72sq.m and the one bed flat would be 50sq.m.
31. The applicant has commissioned a daylight and sunlight assessment and the Average Daylight Factor to the proposed habitable rooms has been tested. The report concluded that all but one of the proposed habitable rooms meet the requirement for internal daylight levels. The room in question is the living/dining/kitchen area to one of the two bedroom flats. The ADF of the room would be 1.4% and the BRE guidance for living rooms requires a lighting level of 1.5%. The report concludes that such a deviation would be negligible. The proposed lighting levels to the flats would be acceptable and in accordance with policies DM21.5 and DM10.7 of the Local Plan given the urban context of the site and the constraints posed by the building's listed status.
32. In terms of secure by design, the applicant has advised that consideration has been given to the defensible space around the flats. Consideration could be given to PAS24 doorsets and locks to ensure compatibility in due course.
33. One disabled car parking space would be provided outside the flats in accordance with policy DM16.5 of the Local Plan. Policy DM16.5 requires that all off-street car parking spaces and servicing areas must be equipped with the facility to conveniently recharge electric vehicles. The applicant has advised that an electric vehicle charging point would not be provided in this instance. There are plans to install electric vehicle charging points across the estate, but these works do not form part of this application.

34. The proposal would accord with policy DM10.8 of the Local Plan which seeks to achieve an environment that meets the highest standards of accessibility. One of the proposed flats would be wheelchair user accessible and two of the proposed flats would be accessible and adaptable.
35. Refuse storage and cycle parking arrangements would be provided in conjunction with the flats in accordance with policies DM17.1 and DM16.3 of the Local Plan. Six cycle parking spaces would be provided in the basement. One of the spaces could accommodate an adapted cycle.
36. Concerns have been raised that the proposal would not comply with building regulations. Whilst not a material consideration in the determination of planning applications, the applicant has advised that the plans have been drawn up to comply with building regulations, particularly Part M, and that building control would be consulted following the grant of planning permission.

Impact of the internal and external alterations on the design and special architectural and historic interest of Great Arthur House

37. In assessing the impact of the physical works consideration needs to be given to the statutory duties set out above and policy DM12.3 of the Local Plan which states that consent can be granted for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance of its setting.
38. Several original features remain at the ground floor level of Great Arthur House, including hardwood door and window frames, timber storage cupboards, terrazzo and tiled floors, and black glazed brick service risers. The Estate Office has been subject to numerous alterations and incorporates modern partition walls and finishes which are not of special interest.
39. The works would comprise:
 - The removal of the timber storage cupboards, partition walls, and boxed-in features below the windows. The removal of the original partition walls and cupboards is regrettable, but in the context of the overall scheme and its benefits is considered acceptable.
 - A lobby with bin store would be created at the entrance to one of the two bedroom flats. The layout of rooms has been designed to accommodate the retention of the glazed brick risers, which would remain visible within the flats as a feature. New partition walls would be configured to align with window mullions to limit their external visual impact.
 - A floating floor would be installed throughout the new flats, retaining the terrazzo and quarry tiled flooring in situ.

- Suspended ceilings would be installed throughout the new flats. They would be pulled back from the windows to minimise the external visual impact and to provide space for a blind.
 - New entrances to the flats and individual rooms would have timber frames and green painted doors to reflect the design of the original joinery.
 - Double glazed units would be installed within the retained hardwood frames. Opaque film would be applied to the internal face of the windows of the three bathrooms. Such works would be reversible and further details would be required by condition. A built-in shelving unit would be created across the glazed partition to the communal staircase to provide additional privacy. The partition would be retained but the former escape door would be fixed shut.
 - Bespoke concrete planters would be installed outside the northern two bed unit, and to the bedroom and bathroom of the one bed unit. These would provide privacy within the rooms which would otherwise be overlooked from the public realm. The planters have been designed with reference to the Great Arthur House roof garden concrete troughs, which are an original feature of the building.
40. It is considered that the proposed conversion works have been designed to minimise their impact on the historic fabric, while new interventions would be sympathetic to the original 1950s design and character of the new building. Concerns have been expressed about the opaque glazing and the planters in terms of whether they would contravene the Golden Lane Estate Listed Building Management Guidelines. The works are considered acceptable in design and conservation terms and would not be detrimental to the special architectural and historic interest of the listed building. The proposal would accord with policy DM12.3 of the Local Plan and would not contravene the Golden Lane Estate Listed Building Management Guidelines.

Conclusions

41. The Local Plan identifies Golden Lane as one of the City's residential areas. The location of additional residential development within the residential block of Great Arthur House would not conflict with the business function of the City. Locating new residential development near existing residential development has the potential to provide better residential amenities and provides welcome new social housing provision.
42. Locating the Estate Office within the Community Centre office would ensure that the function is still central to the estate and easily accessible to residents. Approximately 63sq.m of community floor space would be lost by the proposal. These facilities are not extensively used by residents. If needed alternative meeting rooms could be hired in the Community Centre or the Ralph Perring Centre. Alternative storage space could be found on the lower ground floor of Great Arthur House if

required.

43. The proposed dwellings are acceptable in design terms. Matters relating to car parking, cycle parking, refuse storage, size of the units, accessibility and daylight and sunlight have been satisfactorily addressed. The daylight levels to one of the kitchen/dining/living areas would not strictly comply with the BRE guidance, but the breach would be so minor it is considered that the impact would be negligible.
44. The alterations to the listed building are acceptable in design and conservation terms and would not be detrimental to the special architectural or historic interest of the listed building.
45. The proposal would be in substantial compliance with guidance contained within the NPPF and the relevant policies of the Local Plan.

Background Papers

Residents' Objections

06.06.2018 Email Piers Haben
08.06.2018 and 24.06.2018 Email Chamoun Issa
22.06.2018 Email Merlin Carpenter
23.06.2018 Comment Martha Mundy
25.06.2018 Letter Jeyesh Pankhania
25.06.2018 Comment Myrto Kritikou
25.06.2018 comment Reiko Yamazaki
26.06.2018 Email Tim Godsmark objecting in a personal capacity and on behalf of the Golden Lane Estate Residents' Association
26.06.2018 Comment David Henderson
26.06.2018 Comment Jacqueline Swanson
26.06.2018 Comment Ryan Dilley
26.06.2018 Comment Nathalie Malinarich
26.06.2018 Email Calli Travlos
26.06.2018 Email Tom McCarthy
27.06.2018 Email Sophie Nielsen
28.06.2018 Email Charles Humphries
11.07.2018 Comment Stefania Orazi

Application Documents

Existing Drawings: 2349_PL_005; 2349_PL_020; 2349_PL_030; 2349_PL_031.
Demolition Plans: 2349_PL_006.
Existing uses: 2349_PL_50.
Eb7 Internal Daylight Report dated 25th April 2018
The heritage advisory Heritage Statement dated April 2018
Studio Partington Design and Access Statement dated 27th April 2018
Grade Planning Statement dated April 2018
21.08.2018 Email Ben Rogers
22.08.2018 Email Ben Rogers
23.08.2018 Email Ben Rogers

Appendix A

London Plan Policies

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

Policy 3.5 Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live.

Policy 6.9 Developments should provide secure, integrated and accessible cycle parking facilities and provide on-site changing facilities and showers for cyclists, facilitate the Cycle Super Highways and facilitate the central London cycle hire scheme.

Policy 6.13 The maximum standards set out in Table 6.2 should be applied to planning applications. Developments must:
ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles
provide parking for disabled people in line with Table 6.2
meet the minimum cycle parking standards set out in Table 6.3
provide for the needs of businesses for delivery and servicing.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

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

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

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.

DM12.3 Listed buildings

- 1. To resist the demolition of listed buildings.
- 2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

DM16.3 Cycle parking

- 1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.
- 2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

DM16.5 Parking and servicing standards

- 1. Developments in the City should be car-free except for designated Blue Badge spaces. Where other car parking is exceptionally provided it must not exceed London Plan's standards.
- 2. Designated parking must be provided for Blue Badge holders within developments in conformity with London Plan requirements and must be marked out and reserved at all times for their use. Disabled parking spaces must be at least 2.4m wide and at least 4.8m long and with reserved areas at least 1.2m wide, marked out between the parking spaces and at the rear of the parking spaces.
- 3. Except for dwelling houses (use class C3), whenever any car parking spaces (other than designated Blue Badge parking) are provided, motor cycle parking must be provided at a ratio of 10 motor cycle parking spaces per 1 car parking space. At least 50% of motor cycle parking spaces must be at least 2.3m long and at least 0.9m wide and all motor cycle parking spaces must be at least 2.0m long and at least 0.8m wide.

4. On site servicing areas should be provided to allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded. Such servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Headroom of at least 5m where skips are to be lifted and 4.75m for all other vehicle circulation areas should be provided.
5. Coach parking facilities for hotels (use class C1) will not be permitted.
6. All off-street car parking spaces and servicing areas must be equipped with the facility to conveniently recharge electric vehicles.
7. Taxi ranks are encouraged at key locations, such as stations, hotels and shopping centres. The provision of taxi ranks should be designed to occupy the minimum practicable space, using a combined entry and exit point to avoid obstruction to other transport modes.

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.

DM21.1 Location of new housing

1. New housing should be located on suitable sites in or near identified residential areas. Within these areas a mix of appropriate residential and commercial uses will be permitted.
2. New housing will only be permitted where development would not:
 - a) prejudice the primary business function of the City;
 - b) be contrary to policy DM 1.1;
 - c) inhibit the development potential or business activity in neighbouring commercial buildings and sites; and
 - d) result in poor residential amenity within existing and proposed development, including excessive noise or disturbance.

DM21.5 Housing quality standards

All new housing must be designed to a standard that facilitates the health and well-being of occupants, and:

- a) takes account of the London Plan's space standards and complies with the London Plan's Density Matrix standards;
- b) provides acceptable daylight to dwellings commensurate with a city centre location;
- c) meets standards for Secured by Design certification;
- d) maximises opportunities for providing open and leisure space for residents.

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.

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.

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.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

SCHEDULE

APPLICATION: 18/00409/FULL

Great Arthur House Golden Lane Estate London

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.

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 Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)
REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to any work commencing in order that the impact on amenities is minimised from the time that development starts.
- 3 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - a) particulars and samples of the materials to be used on all external faces of the building;
 - b) details of all new windows and doors;
 - c) details of planters;
 - d) details of new vents, flues and louvres; and
 - e) details of entry phone devices.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2.

- 4 All residential premises in the development shall be designed and constructed to attain the following internal noise levels:
Bedrooms- 30dB LAeq,T* and 45dB LAmax
Living rooms- 30dB LAeq, T*
*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.
A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results must be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the building.
REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Local Plan: DM21.3 and D21.5.
- 5 All work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.
- 6 The refuse collection and storage facilities shown on the drawings hereby approved and set out in Ben Rogers email of 22nd August 2018 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.
- 7 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: 2349_PL_001; 2349_PL_010; 2349_PL_025 2349_PL_035; 2349_PL_036; 2349_PL_100 .
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.