

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)

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
is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then
delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to
enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement,
letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in
nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the
subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London
falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it
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

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

From: Chamoun Issa [REDACTED]
Sent: 24 June 2018 16:55
To: Delves, Gemma <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>
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.
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
Liam
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.
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

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.
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

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

From: Calli Travlos <[\[REDACTED\]](#)>
Sent: 26 June 2018 19:30
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>; Stothard, Gideon <Gideon.Stothard@cityoflondon.gov.uk>; Hampson, Annie <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

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

From: Tom McCarthy <[\[REDACTED\]](#)>
Sent: 26 June 2018 19:48
To: Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk>; Stothard, Gideon
<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

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

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

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

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.