

PLANNING STATEMENT

Planning Application for Discharge of Conditions to allow use of Lower Ground and Ground Floors as an Employment Training Centre (D1) – Saffron House, 6-10 Kirby Street and 118-124 Saffron Hill, London, EC1N 8TS

1 Introduction

- 1.1 The proposal comprises a planning application to discharge conditions attached to planning permission 2009/0301/P granted by the Council on 19 May 2009 to allow the use of the lower ground and ground floors as an employment training centre within Use Class D1.

2 Conditions to be Discharged

- 2.1 Five conditions were attached to the above planning permission, the following sections below deal with each of these in turn.
- 2.2 Commencement of development within three years - The proposed use would commence within this time limit.
- 2.3 Playing of music audible to adjoining premises or on the highway – No audio presentations will be audible outside of the application premises.
- 2.4 Provision of cycle parking – In accordance with Appendix 6 of the Council's Unitary Development Plan, 10 dedicated cycle parking spaces will be provided for D1 use within the application premises. The standards within Appendix 6 require one cycle space to be provided for each 250 square metres of D1 floorspace. The proposal would result in the provision of 2424 square metres of D1 floorspace; therefore, 10 dedicated spaces have been provided to meet this requirement. The attached e-mail from the landlord and its agent confirms that these spaces will be made available for the sole use of Calder UK and that eight further cycle racks will be provided.

- 2.5 Energy and Resource Efficiency – A Recommendation Report and Energy Performance Certificate are attached in accordance with this requirement.
- 2.6 Use of Premises for Higher and Professional Education Purposes – It is confirmed that the proposed occupant Calder UK is an experienced training provider with an established track record in the development and provision of training courses for all sectors of the community; further background material providing further detail on the company's track record also forms part of this application. The company has recently been appointed by the Department of Work and Pensions (DWP) to provide training services; a extract of the appointment contract between DWP and Calder UK is attached, together with other supporting material that outlines Calder UK's activities and training processes.

3 Conclusion

- 3.1 It is considered that the above statement and attached plans and statement that provide information in relation to cycle parking and energy efficiency are sufficient to allow the Council to discharge the conditions previously attached to application 2009/0301/P.