

Planning Statement

The planning application is to change the use of 19 flats within Langdale from Class C3 to Class E. The flats are currently vacant and not being re-let due to their proximity to HS2 construction works. A diagram showing their location within Langdale is provided below:

LANGDALE	8th Floor					60	59	58	57
	7th Floor	24	23	22		53	54	55	56
	6th Floor	21	20	19		52	51	50	49
	5th Floor	18	17	16		45	46	47	48
	4th Floor	15	14	13		44	43	42	41
	3rd Floor	12	11	10		37	38	39	40
	2nd Floor	9	8	7		36	35	34	33
	1st Floor	6	5	4		29	30	31	32
	Ground Floor	3	2	1		28	27	26	25
Flats subject to change in use									

While a long-term funding solution for the entire block is negotiated with HS2, the Council wants to use the vacant flats to support local charities by providing them with a space to undertake their administrative work and/or storage (e.g. day to day administrative tasks and/or sorting out charity donations). The planning application is sought for a meanwhile use of up to 2 years, with the possibility of extending it beyond this depending on the outcome of the negotiations with HS2.

To ensure this change of use does not impact negatively on Langdale residents, the charities will only be allowed to use the flats between 8am and 8pm. The Council has already invested in additional security for the building and this arrangement will continue to be in place. It is not envisaged a significant change in footfall as the flats will not be used as a meeting place, although some appointments may take place. No external changes, including no new signage, are expected as part of this application.