



## Full Steam Ahead: Planning Potential secures the go ahead for Walthamstow Community Sauna

Planning Potential were appointed by Community Sauna Baths CIC (CSB), a not-for-profit community interest company, to help secure a temporary (meanwhile) use for a sauna and community garden, which would bring part of the vacant Blackhorse Yard industrial area into active use for the benefit of the community, before its future redevelopment.

The proposal sought to extend the community building and health benefits of sauna culture across east London and beyond, building on CSB's successful sauna sites at Hackney Wick, Stratford, Peckham and Bermondsey. The scheme will feature hot saunas, cold plunge pools, changing rooms and reception, together with a vibrant community garden where flowers, vegetables and herbs will be grown.

Our in-house communications team, Communications Potential, also supported CSB with its neighbour and community engagement strategy. The proposals were well received, with no public objections during the planning application process.

We ensured the application was supported by all the necessary reports, while keeping them proportionate to the meanwhile use, and liaised closely with the planning officer throughout the application process, promptly responding to any comments received. Having addressed all planning requirements and successfully avoided any pre-commencement condition, which was critical to a meanwhile use, Planning Potential were thrilled to secure a delegated approval. We are excited to see this new community offering realised for the benefit of Walthamstow's residents and beyond.

### Summary of Achievements

- Initial planning appraisal
- Preparation of robust and proportionate planning submission
- Positive liaison with the Council
- Delegated approval with no pre-commencement conditions

Planning Potential Ltd

London

Magdalen House  
148 Tooley Street  
London SE1 2TU  
T: 020 7397 5212