

## Community Sauna, Walthamstow

### Community Sauna Baths CIC

● Planning ● Engagement



Delegated planning approval was granted for a temporary community sauna and garden as a meanwhile use within the Blackhorse Yard industrial area.

Demonstrating our ability to unlock community-focused meanwhile uses, combining proportionate planning, officer liaison, and targeted engagement to secure consent without pre-commencement conditions that could compromise delivery.

### The Challenge

The proposal was for a temporary sauna and community garden, bringing vacant land at Blackhorse Yard into active community use ahead of future redevelopment. The scheme needed to demonstrate community benefit while remaining appropriate in scale, impact, and technical scope for a meanwhile use.

There was a risk that excessive reporting requirements or pre-commencement conditions could undermine the viability and timely delivery of a temporary community facility.

**Without a proportionate planning strategy and proactive engagement, the community sauna risked delay or refusal, preventing the site from being brought into positive meanwhile use.**

### Our Approach

- Prepared a robust and proportionate planning submission tailored to a meanwhile use
- Provided ongoing liaison with the Council and the appointed planning officer
- Responded promptly to officer comments to maintain application momentum
- Led neighbour and community engagement supported by Communications Potential
- Avoided pre-commencement conditions critical to the operation of a meanwhile use

### The Outcome

- Delegated planning approval granted for a temporary community sauna and garden
- No public objections received during the planning application process
- Consent secured without pre-commencement conditions
- Vacant industrial land activated for community benefit ahead of future redevelopment