

Shelter From The Storm, Islington

Shelter From The Storm

● Planning ● Engagement



Planning Potential secured planning permission for a new night shelter and community café within a repurposed retail unit in Islington.

Demonstrating our ability to support socially valuable uses, combining policy-led planning advice, sensitive design input and stakeholder coordination to secure approval for a community-focused scheme.

The Challenge

The charity required a new permanent home following the expiry of its existing lease after 11 years of operation in the Borough. A disused retail unit was identified but required planning permission for change of use to a night shelter and community café.

The proposals introduced an intensive community use within a residential area, raising potential concerns around amenity, management and perception, alongside the need to clearly demonstrate social value.

Without clear planning strategy and engagement, the project risked refusal, prolonged vacancy and loss of vital homeless support provision.

Our Approach

- Led the planning strategy to secure change of use for a night shelter and café
- Advised on policy compliance for a socially focused mixed-use proposal
- Supported scheme design to balance operational needs with residential amenity
- Managed engagement with the Council to address management and use concerns
- Positioned the proposal's social value to support delegated decision-making

The Outcome

- Resolution to grant planning permission for the Shelter From The Storm facility
- New night shelter approved accommodating between 36 and 42 guests per night
- Community café and support spaces secured as part of a mixed-use scheme
- Long-term certainty achieved for a vital charitable service in Islington