

Our ref: LB1199

Planning Portal Ref: PP-12931536

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Planning- Development Control
Camden Council
Camden Town Hall
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Dear Sir/Madam

**S73 APPLICATION – VARIATION OF CONDITION
117 FINCHLEY ROAD, CAMDEN, LONDON, NW3 6HY**

We write to submit a S73 application to vary a condition on behalf of our client, The Gym Group, and relates to the hours of use of 117 Finchley Road, Camden, London, NW3 6HY.

The wider property comprising 115-121 Finchley Road consists of a number of commercial units at ground floor and part lower ground floors. A Certificate of Lawfulness application has recently been approved (Ref: 2024/0126/P) to confirm the existing commercial units at 115-121 Finchley Road (the Site) benefits from unrestricted use within Class E. The Certificate sets out the intention to amalgamate the units for their use as a gym (Use Class E).

Units 115, 119, 121 and the rear lower ground unit all benefit from unrestricted use in terms of hours of operation and is to be occupied by The Gym Group on a 24 hour basis. The floorspace associated with No. 117 has a planning condition related to application ref: 9005435 restricting the operational hours from 8am – 11:30pm. This application therefore proposes an amendment to this condition to align the hours of opening of unit 117 with the other units within this building and allow the new tenants to use the site for 24/7 gym use.

Therefore this application proposes the variation of the hours of use condition (Condition 01 of planning application ref: 9005435) for unit No. 117, so that The Gym Group can operate from 115-121 Finchley Road on a 24 hour basis. The description of development is therefore detailed below:

"Variation of Condition 1 (opening hours condition) of application 9005435 for unit No.117 only to allow 24 hour operation."

In line with national and local validation requirements, the following documents are enclosed:

- Application form
- Covering Letter
- Planning Statement
- Operational Noise Management Plan
- Acoustic Review Report
- Demise Plan
- Operation Summary Note

The application documents include an assessment of the noise environment related to the proposed use of the unit as a gym on a 24 hour basis and analysis of sensitive receptors in the vicinity, together with details of the control, management and mitigation measures incorporated to ensure the proposed use does not result

in unacceptable impacts on surrounding occupiers or the local environment. Details of the security measures incorporated into the use and operation are also included, which are designed and implemented to ensure a safe and secure environment is maintained.

The Gym Group successfully operate on a 24 hour basis utilising this well tested system across their portfolio of over 230 health and fitness facilities, and have an exemplary safety record across all existing operational Gyms in the UK. Maintaining a friendly and welcoming environment and deterring any anti-social behaviour is a priority to both the Gym Group and to its members. The established operation and management measures set out will ensure a safe environment without an unacceptable impact on local amenity.

We look forward to receiving confirmation of receipt and validation of this application.

Yours faithfully

Matthew Brewer
URBANSPEACE Planning Ltd