

Planning Statement

Application for change of use from warehousing (Class B8) to gym (Class E).

**144 Fortess Road
Tufnell Park
NW5 2HP**

On behalf of Fortess Fitness Limited

19 May 2025



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1. Introduction

- 1.1 Henry Adams Planning has been instructed to prepare a full planning application for our client, Fortess Fitness Limited on land at 144 Fortess Road, Tufnell Park, NW5. The property has a lawful use as a warehouse but has accommodated gym activities since 1984. A change of use is being sought to regularise the situation.
- 1.2 This Statement will provide an assessment of the development in relation to the planning and operational history of the site, as well as national and local planning policy requirements.
- 1.3 The planning application is supported by a number of documents. These are detailed in full in **Appendix 1** to this report.

2. Site Description

- 2.1 The application site was formerly used for warehousing/industrial use but has been in use as an indoor sports facility in the form of a gymnasium since 1984. It is located on the eastern side of Fortess Road, Tufnell Park and is irregular in shape and covers an area of 0.05ha. It has a small frontage to Fortess Road which provides pedestrian access to the bulk of the site which lies behind the commercial and residential uses lining Fortess Road. Apart from a small yard in the north-east corner of the site and a pedestrian access on the western side, the property is covered by buildings. A small two storey element fronts Fortess Road with the remainder of the buildings being single storey. All of the buildings are used in connection with the gym and a small retail frontage is maintained onto Fortess Road. The site is not overly visible in the street scene due to the narrow frontage and its position mostly behind other 2 to 3 storey buildings.
- 2.2 The site lies in the heart of the Tufnell Park local centre which contains a mix of commercial uses at ground floor level with upper floors generally being residential. Several former warehouse buildings of a similar nature to No. 144 lie behind Fortess Road and are now being used for other types of uses.

- 2.3 Residential uses surround the commercial centre. A number of bus stops lie nearby, including one almost directly opposite No. 144 and the Tufnell Park Underground Station is located less than 100m to the north. The site has a PTAL rating of 5.
- 2.4 The site is surrounded to the north, south and west by the Fortress Road commercial buildings with their residential upper storeys and small courtyards. The commercial area along part of Brecknock Road with its mix of ground floor commercial, courtyards and upper residential floors lies to the back of the site on the northern side whilst residential terraces with gardens fronting Brecknock Road lie on the eastern side of the site.

3. Proposal

- 3.1 The lawful use of the site is warehousing although it has operated as a gym since 1984 under a personal permission. This has now expired with the person who benefitted from the permission no longer being involved with its operation. The site has not been operating as a gym without the personal permission long enough to have acquired lawful development status.
- 3.2 To regularise the situation permission is now formerly being sought for a change of use from warehousing (Class B8) to a gym with ancillary office accommodation (Class E).
- 3.3 Hours of operation are:
- 6:00 am – 9pm Monday to Friday
 - 9am – 3pm Saturday and Sunday.

A large proportion of the gym users are students and office workers. These hours enable students and office workers to access the gym at times that fit in with their schedules.

- 3.4 The gym operates classes and bespoke sessions through-out the day although only one class operates at any point in time. The maximum number of people on the premises at a single time is 22. Total numbers visiting during the day average 40-50 people and classes are run for children as well as adults.
- 3.5 Access to the site for customers and staff will be on foot via the 144 Fortess Road commercial frontage.
- 3.6 Permission is **not** being sought for physical works, or to materially intensify the existing business operation.

4. Relevant planning history

- 4.1 Table 1 sets out the planning history for the site. From this it can be seen that the history is divided into 2 phases – warehousing related uses prior to 1984 and gym uses post 1984. Each of these periods is considered below.

Warehousing use

- 4.2 The historical use of the site was for warehousing and an open passage way from Fortress Road to the main warehouse building at the rear was a key feature.
- 4.3 A 1953 application to increase the buildings on the site and use for industrial uses was refused as it did not comply with planning proposals for the area and any further infiltration of industry into the residential neighbourhood was seen as undesirable.
- 4.4 A 1954 application to increase the buildings on the site for storage purposes was also refused as it was felt the development would be inappropriate and undesirable.
- 4.5 Several of the early applications relate to buildings within the site being used for storage use. One of these was a temporary wooden building at the entrance to the site. The Planning authority gave this a temporary permission because of concerns about the appearance.

Gym use

- 4.6 The planning history for the site's gym use stretches back to 1984 when a personal permission for use of the property as a gym was granted (E12/10/19/37170). Condition 2 on this permission stated that:

“Permission shall be personal to Clive Manley during his occupation and shall not enure for the benefit of the land. On vacating the premises the use shall revert to the lawful use for warehouse purposes.”

The reason given for the imposition of this permission was to have regard to the special circumstances of the case and the Council wished to have the

opportunity of exercising control over any subsequent use in the event of Clive Manley vacating the premises. A copy of the 1984 permission is contained in **Appendix 2**.

- 4.7 A number of subsequent applications were submitted seeking to remove conditions on the 1984 permission, including Condition 2, but all of these were withdrawn.
- 4.8 Details of the full planning history for 144 Fortress Road are set out in Table 1 overleaf.
- 4.9 There are several buildings in the vicinity of the site that have been granted permission to change the use from general industrial to other use classes. Details are contained in Table 2.

Table 1: Planning History for 144 Fortis Road.		
Application Reference	Proposal	Decision
TP71178/02/12/53	Erection of new building and use for industry – manufacture of childrens' clothing	Refused - 1953
TP71178/13/12/54	Erect a new building for storage purposes	Refused - 1954
22456	The erection of a portable wooden shed measuring 12' long by 8' wide and 8'6" high to be used for storage purposes	Limited permission – 1976 Condition limiting retention of building until 30 th April 1979 after which to be removed.
28894	Retention of a concrete shed with corrugated asbestos roof, measuring 3.5 x 2.02 x 1.95 metres, for use for storage purposes.	Permitted – 1979
37170	Change of use from warehouse use to gymnasium	Permitted subject to conditions - 1984

	with ancillary retail and office uses and installation of a new shop front	<p>Conditions:</p> <ol style="list-style-type: none"> 1. Operating hours – 9am – 10pm 2. Permission personal to Clive Manley during his occupation and shall not enure for the benefit of the land. On vacating the premises the use shall revert to the lawful use for warehouse purposes 3. No music to be played on premises in such way as to be audible within any adjoining residential accommodation.
2017/5924	Change of use from warehouse to gym (Class D1) including variation of condition 1 (restricting opening hours).	Withdrawn - 2017
2021/1567	Application to remove Condition 2 of Planning Permission E12/10/19/37170	Invalid & Withdrawn - 2021
2021/2856	Application to change use from warehouse/industrial	Withdrawn - 2021

	use (Class b2/B8) to gymnasium (Class E) previously restricted by condition for personal use of Planning permission E12/10/19/37170	
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Table 2: Planning History for relevant nearby former industrial sites.

Application Reference	Proposal	Decision
2019/0819/P Workshop Rear of 36-52 Fortess Rd, Fortess Grove	Change of use from general industrial (Use Class B2) to business (Use Class B1) under the General Permitted Development Order 2015 Schedule 2, Part 3, Class I and use of part of ground floor (accessed via vehicular	Granted 2019

	entrance on Railey Mews) for car parking (11 spaces - 387sqm) ancillary to the business use (Class B1).	
2013/1289/P Warehouse and associated outbuildings, Gottfried Mews/Raveley Street, Fortess Road	Erection of 4 x1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom mews houses (Class C3) and associated refuse and cycle stores following demolition of existing warehouse building (Class B8)	Granted subject to S106 2013

5. Planning Policy

National Planning Policy

5.1 Relevant National Policy and guidance is set out in the following documents:

- National Planning Policy Framework (December 2024) **NPPF**
- Planning Practice Guidance **PPG**
- National Design Guide (2021) **NDG**

5.2 The following sections and paragraphs of the December 2024 NPPF that are considered relevant to this change of use application are listed below.

Section 2 Achieving Sustainable Development

- Paragraphs 7 - 11 - Presumption in favour of sustainable development and approving developments that accord with an up-to-date development plan without delay. Where the policies most important for determining the application are out of date, granting permission unless:
- Protected areas or assets provide strong reason for refusing development adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in Framework taken as a whole.; or

Section 4 Decision Making

- Paragraph 39, 47 & 48 – Local Planning Authorities should approach decisions in a positive and creative way...working proactively to secure sustainable developments
- Paragraph 55 – 58 – Planning conditions and obligations

Section 6 Building a strong, competitive economy

- Paragraph 85 - Planning decisions should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.

Section 7 Ensuring the vitality of town centres

- Paragraphs 90 - Planning decisions should support the role that town centres play by taking a positive approach to their growth, management and adaptation.

Section 8 Promoting Healthy & Safe Communities

- Paragraph 96- Planning decisions should achieve healthy, inclusive and safe places which promote social interaction and enable and support healthy lives, through promoting good health and preventing ill-health.
- Paragraph 98 - To provide the social, recreational and cultural facilities and services the community needs planning decisions should ensure that established facilities and services are able to develop, modernise and are retained for the benefit of the community. Decisions are also expected to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.

Section 9 Promoting Sustainable Transport

- Paragraph 115 - In decision making prioritise sustainable transport modes, ensure safe and suitable access to site and any significant impacts mitigated.
- Paragraphs 116 - Development proposals should only be refused on highways ground if there would be an unacceptable impact on highway safety, or residual cumulative impacts, following mitigation, would be severe.
- Paragraph 117 - Prioritise pedestrian and cycle movements, followed by access to high quality public transport. Create places that are safe and attractive

Section 11 Making effective use of land

- Para 124 - 125 & 129 - Support for development that promotes effective use of land in meeting needs whilst safeguarding & improving the environment and ensuring safe and healthy living conditions. Encouraging mixed use schemes achieving net environmental gains, substantial weight to use of brownfield land and use of airspace.

Section 12 Achieving Well Designed Places

- Paragraph 135 – Decisions should ensure developments function well and add to overall quality of an area. Design requirements for new developments including creating places that are safe, inclusive, accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Statutory Development Plan

5.3 There is a statutory duty on local planning authorities to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.

5.4 The Statutory Development Plan relating to this site comprises:

- London Plan;
- Camden Local Plan 2016-2031; Adopted (2017) **CLP**
- North London Waste Plan; Adopted (2022)
- Kentish Town Neighbourhood Plan (Made 2016) **KTNP**

Relevant policies in the Camden Development plan are set out in **Appendix 3.**

5.5 The site sits within the Fortress Road Neighbourhood Centre which is identified in the Camden Local Plan. Both the London Plan and the local plan support these types of centres for providing convenient access to local goods and services on a day to day basis.

5.6 LB Camden is at a very early stage of reviewing its Local Plan having just completed a Regulation 18 Issues and Options consultation in May 2024. As this document is at a very early stage of plan preparation its emerging policies carry no weight.

5.7 Other planning documents that are also considered relevant to the proposal include:

- Camden Planning Guidance - Community uses, leisure facilities and pubs, Adopted Jan 2021

- Camden Planning Guidance – Amenity, Adopted Jan 2021
- Camden Planning Guidance – Employment sites and business premises, Adopted Jan 2021

6. Planning Considerations

Principle of Development

Loss of an indoor sports facility

- 6.1 A gym use has been operating continuously at 144 Fortress Road since 1984 with the nature, scale and level of gym use being largely consistent over that 40 year period. It is part of the indoor sports facilities of the borough and provides classes for both adults and children. The Camden Planning Guidance on 'Community uses, leisure facilities and pubs' noted that Camden indoor sports facilities "are well used and there are no areas of surplus provision. There is pressure on existing facilities in much of the borough, exacerbated by Camden's very high student population and increasing popularity of after-work fitness".
- 6.2 The Council is seeking to protect leisure facilities and will only consider proposals where there is a loss where it can be demonstrated that there is no longer a demand. (Policy C3 of the CLP). This retrospective application for a change of use seeks to retain a well used and sustainably located indoor sports facility that has been in existence for 40 years. Refusal of the application could lead to loss of a well established facility, something that would be contrary to policy and which the Council is actively seeking to avoid.

Supporting Neighbourhood centres

- 6.3 In addition to being a use that is in high demand, the gym is well located to serve local needs. Gymnasiums fall within the Class E use – Commercial, Business and Service – a use type particularly suited to commercial centres. The premises sit within the Fortress Road Neighbourhood Centre which primarily serves day to day needs of the local community. The Council is looking to support and protect these types of centres (Policy TC2d.)
- 6.4 For many years the gym has been part of the range of retail and leisure activities that the centre provides for the local community. It has a good sustainability footprint, provides an active shop frontage and accommodates a use that adds to the safety, vitality and vibrancy of the

neighbourhood. In addition to being a fitness and leisure facility the site also acts as a social hub which promotes social interaction and safeguards social and mental well-being. Its loss would undermine the Neighbourhood Centre and would be contrary to Policy.

Loss of the warehouse use

- 6.5 The lawful use of the site is for B8 warehousing and technically the change of use would result in its loss. The CLP notes that the borough has limited warehousing stock, that it helps serve the London Central Activities Zone and provides jobs for people with fundamentally different skills from other employment sectors. As such, the Council is seeking through Policy E2 to protect warehousing sites that are suitable and viable for continued use and avoid their loss unless it can be demonstrated that the building/site is no longer suitable and options for retaining, redeveloping or re-using the site for similar uses has been fully and unsuccessfully explored.
- 6.6 No. 144 Fortress Road has not been used as a warehouse since 1984 and it lies outside of the Kentish Town Industrial area where warehousing uses are protected. Historically, the Council has been seeking to remove the former warehousing/industrial uses in this part of the borough and over time they have gradually disappeared. Historic warehouse related applications on the site were either refused or given temporary permissions because of concerns relating to character impacts. The site is considered ill-suited to a warehousing use given its location in a small neighbourhood centre, nearby residential uses and distance from the strategic road network.
- 6.7 Warehousing typically relies on large numbers of vehicle movements and being able to be accessed at all hours. Given the nature of the surrounding road networks and presence of residential uses, this site is unlikely to be an attractive location for a B8 operator making it difficult to find a willing occupier. If an operator was found it could be difficult for the use to occur without significant impact on the amenities of surrounding properties and the local highway network. If a B8 occupier could not be found the property could suffer from neglect and disrepair in the longer term – potentially acting as a magnet for vandalism or illegal use. This would undermine the Fortress Road commercial frontage in terms of occupancy, safety and visual

attractiveness and ultimately, affect the vibrancy of the neighbourhood centre. Additionally, there is no controls on hours of use and noise levels of the warehousing permission, which could have a greater impact upon surrounding properties.

- 6.8 In such circumstances, to return No. 144 to a warehousing (B8 use) would be illogical, unsustainable, result in the loss of a well used indoor sport facility and undermine the vitality of the Fortress Road commercial centre.

Economic growth

- 6.9 The gym employs up to 15 staff in a range of flexible working arrangements. It should be seen as a significant employer in the Fortress Road neighbourhood centre.
- 6.10 National policy requires significant weight to be placed on the need to support economic growth and productivity and expects local authorities in their decision making to enabling businesses to invest, expand and adapt (Para 85). Allowing a Class E use at No. 144 Fortress Road and removing the extant B8 use would facilitate this national economic objective and allow the existing business to invest and adapt.
- 6.11 Although adopted a number of years before the current NPPF, Policy E1 of the Camden Local Plan re-enforces this national direction of supporting businesses and specifically refers to small and medium-sized enterprises and supporting the employment generating uses of health and leisure.
- 6.12 Policy E2 states that the Council will protect premises or sites that are suitable for continued business use, in particular premises for small businesses and those that support the functioning of the local economy. The Council will also resist the loss of business premises and sites unless certain conditions are met. This support for small businesses is also reflected in the Neighbourhood Plan.
- 6.13 Approving the change of use from warehousing to Class E allows 144 Fortress Road to continue to support the local economy and will not result in the loss of a business premise. In contrast, requiring the retention of the warehousing (B8) use would very likely result in long term vacant premises

and the loss of a small business site and would be contrary to national, London and local policy.

Amenity

- 6.14 Economic growth is supported and the importance of protecting indoor sports facilities is underlined by the commitment in Policy C3 of the CLP to “manage the impact of adjoining uses where this is likely to impact their continued operation.”
- 6.15 Policy A1 of the adopted plan seeks to ensure that development does not harm the amenity of communities, occupiers and neighbours. The gym is an identified town centre use and Policy TC4 ensures that the development of town centre uses does not cause harm to the character, function, vitality and viability of a centre and the amenity of neighbours. The policy indicates that conditions will be used to address amenity issues.
- 6.16 The Gym use has been in operation for 40 years and has been carefully managed and designed to ensure that the amenities of neighbouring properties are protected. Measures taken include:

Visual privacy and outlook

- 6.17 The buildings contain a number of windows, almost all at ground floor level. The windows in the two storey element overlook Fortress Road and contribute to the street scene and public realm safety. The ground floor windows are fixed shut and a number have blinds to give the gym occupants privacy. A wall runs along the boundary of the western elevation screening the gym windows and providing privacy for the gym users whilst also preventing overlooking of the rear courts and gardens of adjoining commercial and residential premises along Fortress Road.
- 6.18 There are no windows facing towards the Brecknock Rd commercial properties with just 2 windows at ground floor level facing into the yard area that lies adjacent to the residential property of 223c Brecknock Road. Rather than overlooking the adjoining residential properties, these windows and the yard are instead overlooked by the upper storey rear windows of No. 223c.

- 6.19 No adverse impacts on privacy and outlook arise from the use of the premises as a gym.

Light

- 6.20 The property is mostly single storey in an area that contains a significant number of 2 and 3 storey buildings. It does not overshadow surrounding buildings and there is no adverse effect on neighbouring properties access to light.
- 6.21 The business does not use external lighting and there is no light spill from the windows as a result of the use of blinds and shades.

Noise and vibration levels

- 6.22 The gym takes its responsibilities to minimise noise and disturbance very seriously and has a number of measures in place to eliminate disturbance for neighbour properties, especially where there are residential uses nearby. Measures taken include:

Operating hours – The use formerly operated up to 10pm most nights of the week but in recent years this has been scaled back to 8:30pm at the latest reducing the hours where there could be potential noise disturbance. These hours are less than those used by many other types of leisure uses.

Music – A variety of measures are used to keep music noise contained within the building:

- Using a 'zoned' unit system which allows the gym to reduce the speaker volume closer to residential properties
- Placing strict limits on volume and base levels on each speaker
- Double glazing and thickened doors to prevent noise leakage from music.

Human activity – A number of measures are used to reduce noise and disturbance from human activity:

- Reduced operating hours
- Northern outdoor area is only used for storage and not allowed to be accessed outside of 8:30am-5pm

- Around 40-50 people access the site each day at various times. This is not a high number and easily blends into the footfall associated with the wider neighbourhood centre.
- Intercom entry door installed and left the front bike area open so that people can wait off of the main street and within the premises if required;
- Front balcony facing Fortress Road is only accessible to staff and no earlier than 10am

Architectural details - Secondary glazing has been installed on all windows and thicker and solid external doors with a canopy to reduce noise. Acoustic ceiling rafts have been introduced to reduce any sound reverberations

Gym equipment – A significant number of changes have been made to reduce/eliminate noise and vibration:

- Removing all metal weight plates and dumbbells and exchanging these for specialist rubber weights.
- Replacing all 'Virgin' Rubber Olympic bumper plates with 'Hi-Impact' Specialist bumper plates with increase dampening.
- Installing 30mm acoustic matting;
- Installing further 6mm Regupol Sonus 3912 Impact noise reduction acoustic mat underlay;
- Using specialist drop mats
- Not utilising the 4 meters closest to the southern most wall for any activity with weights for the benefit of the residents adjacent to this wall.

Fixed machinery – The boiler was moved from an outdoor shed in the northern garden area to within the building walls and cowl covers installed over ventilation fans.

Delivery management – Deliveries are limited to several times a month and managed through Fortress Road entrance. This is very low key and occurs within the hours of 08:00 to 20:00, as would be expected in a commercial

location. Refuse collection is undertaken through the Fortress Road entrance and part of the regular public service for the wider centre.

- 6.23 An Acoustic Impact Noise Assessment was undertaken in May 2025 by Hawkins Environmental following consultation with the London Borough of Camden Pollution Planning Officer on appropriate methodologies and criteria to use in the assessment.
- 6.24 The Assessment concluded that any resulting noise from the gym activities is appropriately mitigated based on the existing activities and mitigation measures and is unlikely to give rise to complaints of noise. Since the levels of noise also adhere to the specified criteria within the ProPG Gym Acoustics Guidance and the London Borough of Camden Local Plan (2017), the levels of noise generated by the gym would be considered acceptable.

Odour, fumes

- 6.25 There are no activities occurring on the site from the gymnasium use that generate odours or fumes. As such no adverse impacts on health of surrounding occupiers is anticipated as a result of regularising the gymnasium use.

Water and wastewater infrastructure

- 6.26 The gym use has been operating for 40 years on the site, utilising the existing water and wastewater network. Water and wastewater use is typical for a small business. The business has a number of measures in place to keep water use to a minimum. No impact on these utilities systems is anticipated to result from regularising a long established change of use.
- 6.27 Overall, the gym operators have taken a responsible and considerate approach to amenity and no adverse impacts residential occupiers in terms of noise & vibration, light, privacy, air quality and water are anticipated from regularising this Class E use. The Change of use application would allow amenity issues to be sensitively dealt with via proportionate conditions. In contrast, forcing the site to revert to a B8 use would leave the site without

benefit of planning control to address potential amenity issues that might arise from this more industrial type business activity.

Other matters

Transport

- 6.28 Development is expected to avoid disruption to the highway network and make suitable connections to highways and street spaces. Policy TC4 requires parking, stopping and servicing and the effect of development on ease of movement on the footpath to be addressed.
- 6.29 Due to its sustainable location and lack of on-site vehicular access and parking, almost all customers arrive and depart the site from the Fortress Road entrance via sustainable transport means – foot, cycle, bus and underground. Deliveries are limited to several times a month and the business actively encourages the front of the site to be used for cycle parking by customers. Taken together, the impacts of the gym business on the highway network are negligible.
- 6.30 In contrast, a warehousing use would be expected to generate high levels of movement which would have a discernible and detrimental impact on residential amenity, the local road network and functioning of the commercial centre, especially if it involves large goods vehicle movements.

Conditions

- 6.31 The CLP indicates the Council will consider using conditions to minimise the impacts of Class E uses on residential amenity and other matters. The lawful warehousing use, and the current Class E use are currently unregulated by planning conditions. The applicants confirm their willingness to accept reasonable conditions where these are felt reasonable, proportionate, justified and necessary.

Biodiversity Net Gain

- 6.32 Paragraph 174 of the NPPF requires developments to enhance the natural and local environment through minimising impacts on and providing net

gains for biodiversity. Statutory legislation requires a minimum of 10% Biodiversity Net Gain (BNG) to be achieved on all developments.

- 6.33 However, the site is entirely covered by buildings and hard surfaces and has zero biodiversity. The change of use application will not impact on-site habitats and thus the BNG requirement is not applicable in this instance.



7. Conclusion

- 7.1 No. 144 Fortress Road historically operated as a warehouse/industrial unit until 1984 when a personal permission was granted for a gym use. The gym has been operating continuously since that time but the personal permission expired several years ago and the lawful use of the site reverted to warehousing. The situation now needs to be regularised through a change of use application.
- 7.2 Support for the change of use from warehousing (B8) to a gym (Class E) can be found in national and local Policy. Indoor sports facilities are actively supported by the Council and the gym is sustainably located, well used and has been established for 40 years. It sits in a neighbourhood centre, is a significant employer and makes a valuable contribution to its vitality and attractiveness. Economic growth and local authority support for these types of small to medium sized businesses is actively encouraged by Government. The gym business has taken a responsible approach to amenity issues and has voluntarily introduced many measures to ensure it does not impact on residential neighbour amenity.
- 7.3 Allowing the change of use to a gym would result in the loss of a warehouse premise. However, the site is in an unfavourable location for warehousing activities and the former warehousing/industrial activities in the area have been gradually lost over time. Retention of the site as a warehouse would result in the loss of a valuable indoor sports facility, have an adverse affect on the vitality of the Fortress Road neighbourhood centre and residential amenity and the highway network. This is not supported by local of national planning policy.
- 7.4 The applicants would be willing to accept reasonable and proportionate conditions on any change of use application. Retaining the warehouse use would result in a historic use that remained unregulated. Such a situation would not benefit the character or functioning of the neighbourhood centre or residential amenities.

Appendix 1 – List of supporting documents

Document type	Reference	Version
Plans		
Floor plans	TRICON/144FR/101	A
	TRICON/144FR/102	A
Elevations	TRICON/144FR/103	A
	TRICON/144FR/104	A
Roof Plans	TRICON/144FR/105	A
Sections	TRICON/144FR/106	A
	TRICON/144FR/107	A
Noise		
Noise Assessment	H4435-NV	1

Appendix 2 – 1984 Decision Notice

<p>London Borough of Camden</p> <div style="display: flex; align-items: center; justify-content: center;">   </div> <p>Item No.5.....</p>		<p>CTP 23</p> <p>Planning and Communications Department Camden Town Hall Argyle Street Entrance Euston Road London WC1H 8EQ Tel: 278 4200 4444</p> <p>B. Schlatterberg B. Schlatterberg Director of Planning and Communications Director of Planning and Communications</p>
<p>R G W Coomber Esq 70 Grand Parade Green Lanes London N4 1DU</p>	<p>Date 24 JAN 1984</p> <p>Your reference</p> <p>Our reference</p> <p>812/10/19/37170 Telephone inquiries to: Mrs Davidson 2863 Ext.</p>	

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS
Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby permits the development referred to in the undersigned Schedule subject to the condition(s) set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said condition(s). Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

SCHEDULE

Date of application: 4th November 1983

Plans submitted: Reg.No: 37170 Your No(s): R006, R007

Address: 144 Porteous Road, NW5

Development:

Change of use from warehouse to gymnasium with ancillary retail and office uses and the installation of a new shop front.

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

Standard reason:

In order to comply with the provisions of section 4f of the Town and Country Planning Act 1971.

Additional condition(s):

1. The use hereby permitted shall not be carried out otherwise than between the hours of 9.00am and 10.00pm on Mondays to Saturdays.
2. This permission shall be personal to Clive Manley during his occupation and shall not endure for the benefit of the land. On his vacating the premises the use shall revert to the lawful use for warehouse purposes.
3. No music shall be played on the premises in such a way as to be audible within any adjoining residential accommodation.

November, 1977

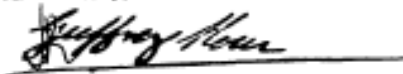
All correspondence to be addressed
to the Director of Planning and
Communications.

Additional condition(s) - contd.

Reason(s) for the imposition of condition(s):

1. & 3. To safeguard the amenities of the adjoining premises and the area generally.
2. In granting this permission the Council has had regard to the special circumstances of the ~~case~~ and wishes to have the opportunity of exercising control over any subsequent use in the event of Clive Manley vacating the premises.

Yours faithfully,



Director of Planning and Communications
(Duly authorised by the Council to sign this document)

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Tullgate House, Houlton Street, Bristol, BS2 9DJ, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

General Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.

Appendix 3 – List of relevant policies in Development Plan

London Plan 2021

Policy reference	Title
GG1	Building Strong and inclusive communities
GG3	Creating a healthy city
SD6	Town centres and high streets
SD8	Town centre network
S5	Sports and Recreation facilities
E4	Land for industry, logistics and services to support London's economic function
T1	Strategic approach to transport
T2	Healthy streets

Camden Local Plan 2017

Policy reference	Title
G1	Delivery and location of growth
C3	Cultural and leisure facilities
C5	Safety and security
E1	Economic Development
E2	Employment premises and sites
A1	Managing impact of development
A4	Noise and vibration
CC1	Climate change mitigation
CC2	Adapting to Climate change
TC2	Camden's centres and other shopping areas
TC4	Town Centre uses
T1	Prioritising walking, cycling and public transport
T2	Parking and car-free development
T4	Sustainable movement of goods and materials

Kentish Town Neighbourhood Plan 2016

Policy reference	Title
SW1	Supporting Small Business

Emerging Regulation 18 Consultation Camden Local Plan 2024

Policy reference	Title
DS1	Delivering Healthy and Sustainable Development
C1	Central Camden
C5	Safety and security
E1	Economic Development
E2	Employment premises and sites
A1	Managing impact of development
A4	Noise and vibration
CC1	Climate change mitigation
CC2	Adapting to Climate change
TC2	Camden's centres and other shopping areas
TC4	Town Centre uses
T1	Prioritising walking, cycling and public transport
T2	Parking and car-free development
T4	Sustainable movement of goods and materials