

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/06/2009
		N/A		Consultation Expiry Date:	22/06/2009
Officer			Application Number(s)		
Jennifer Walsh			2009/1549/P		
Application Address			Drawing Numbers		
Imperial Works Lower Ground Floor Perren Street London NW5 3ED			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of part lower ground floor from financial and professional services (Class A2) to gymnasium (Class D2).					
Recommendation(s):		Grant Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	08	No. of objections	08
			No. Electronic	00		
Summary of consultation responses:	<p>Eight objections have been received and are summarised as follows:</p> <ul style="list-style-type: none"> • The use will result in noise and disturbance; • The proposed hours are too long and will cause harm; • Will result in traffic and parking problems; • Restricted access to the site past residential properties will cause disturbance; • Not suitable in a predominantly residential area; • Question the need for another gym when the Baths on Prince of Wales Road will reopen next year; • Numerous other sports facilities in the area; • A D2 use would allow for many other types of uses that are unsuitable within the area including bingo and dance halls, cinemas, etc.; • Question the consultation process whereby a site notice was placed at the end of the cul-du-sac (n.b. consultation has been carried out in accordance with statutory requirements); • Concerned about access through the gate which is attached to the respondents dwelling and associated noise with the coming and goings of people. 					
CAAC/Local groups comments:	N/A					
Site Description						
<p>Imperial Works is a collection of several diverse industrial buildings at the end of Perren Street. The application site is the lower ground floor unit. The building is bordered by the railway track viaduct to the west, and is within a collection of buildings in B1, B1c, and A2 uses. The application site was previously used as a powder coating and finishing works, and was vacated in 2005, and is currently in A2 use. The site is not in an identified employment area but is in the Inkerman Conservation Area.</p>						
Relevant History						
<p>2005/3740/P: Works to raise the existing roof by 2 metres and install new windows to the east elevation to facilitate the installation of a mezzanine floor; location of external condensers to the northern end; all in conjunction with change of use from Industrial (Class B2) to use as a Television Production Studio with ancillary offices (Class B1c). GRANTED 08/11/2005</p>						
Relevant policies						
<p>London Borough of Camden replacement Unitary Development Plan 2006</p> <ul style="list-style-type: none"> • SD1 - Quality of Life • SD6 - Amenity for Occupiers & Neighbours • B7 - Conservation areas • R7 – Protection of shopping frontages and local shops • T9 – Impact of parking • C3 – New leisure uses 						
Camden Planning Guidance 2006						

Assessment

1 Proposal

- 1.1 The proposal is to create a new gymnasium (D2 use) using the existing floorspace of a lower ground unit within Imperial Works currently in A2 use. The site would be accessed through a narrow alley from both Perren Street and Ryland Road. There are no external alterations proposed.

2 Land use

- 2.1 These proposal relates to part of the basement of a large commercial building located within Kentish Town. This part of the basement currently has a lawful A2 use, although it appears that the premises are currently vacant. Permission is sought for use of the premises as a gym (Class D2).
- 2.2 Policy R7 seeks to protect shops and service uses within Camden, however, outside of any designated Town or Neighbourhood Centres there is no protection given to A2 uses. Therefore there are no land-use objections to the loss of the existing use in this location, particularly as it is located at basement level with no identifiable street frontage.
- 2.3 With regards to the proposed use as a gym, this is defined as a leisure use within UDP policy. Policy C3 states that the Council will grant planning permission for suitable leisure development outside of central locations only where the development;
- a) has been justified by an assessment of need;
 - b) would not cause harm to the character and function of the area;
 - c) will not harm residential amenity, the environment or transport network;
 - d) is easily reached by a choice of means of transport; and
 - e) would attract travel primarily from the area within walking distance.
- 2.4 This policy is clearly focused towards locating new leisure uses to central locations such as the Central London Area and Town Centres. As this site is located outside of any designated centre, the proposals will need to comply with each of the above requirements. The applicants have indicated in their Design and Access Statement that they expect many patrons of the gym to come from the Kentish Town Leisure Centre, which is closed for refurbishment until 2010. It is also considered that given the specific small scale nature of the proposed use, it will be attractive to people living within the direct vicinity.
- 2.5 It is not considered that a basement level gym would cause harm to the character and function of an area, on the basis that the transport and amenity issues can be resolved (to be discussed in the following sections). It should however be noted that the floor area is relatively small (133sqm) and therefore it would not be physically possible to have large numbers of people on the premises at one time.
- 2.6 Given the broad spectrum of different uses that can be used within the D2 use class, it is considered that a condition to limit the use of the premises to that of a gym would be necessary to protect amenity and harm to the transport network. Given the above reasons, it is considered that the scheme is in accordance with policy C3.

3 Design and conservation area issues

- 3.1 No external works are proposed therefore there are no concerns with regard to the development in terms of design or impact on the character or appearance of the conservation area.

4 Amenity

- 4.1 As there are no external alteration the works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, visual bulk or sense of enclosure.
- 4.2 There is potential for the development to have an impact in terms of noise and disturbance, particularly to the residential properties on Ryland Road which are directly behind the site. It must however be noted that this development is at basement level, within a development that is largely capable of being used without restricted hours. In order to overcome concerns, any permission would be conditional on there being no music audible from outside of the site, and for the hours to be restricted to Monday to Friday 08:00 – 20:00, Saturday 08:00- 20:00 and Sunday and Bank holidays 10:00 till 17:00.
- 5 Transport Considerations**
- 5.1 A number of objections have been received in relation to the increased parking due to the proposed use. The proposed gym is relatively small (133sqm) in floor area and therefore it would not be physically possible to have large numbers of people on the premises at one time therefore generation of will not unduly increase. The Design and Access Statement includes information relating to the specific of the use noting that it will include a small treatment area and predominantly used for personal training, by booking only. In addition, a code is on the front access door and so people will not be able to walk off the street and use the gym. It is considered on balance that given the small size and nature of the proposed use that there will not be any unreasonable impact to traffic or parking within this part of the Borough.
- 5.2 The site is also located close to Kentish Town West station and within walking distance of both bus routes and the underground. The premises are below the threshold where cycle parking would be required.
- 6 Recommendation:** Grant Permission subject to conditions

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