

Mr. Rupert Litherland
Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2015/4689/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

18 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
4-10 Tower Street
London
WC2H 9NP

Proposal: Amendment to Condition 3 (Controlling D2 Use as a 'spinning studio' only) to also include 'fitness studio' for planning permission (ref: 2013/3023/P) granted on 07/11/2013 (Use of ground and basement floor levels for retail and/or leisure (Class A1/D2) uses).

Drawing Nos:

Superseded plans: 21559-03, 21559-04 and covering statement from Rolfe Judd Planning dated 20/05/2013.

Proposed Plans: Cover letter prepared by Rupert Litherland, dated 13th August 2015, 3190 10 02 B and 3190 PP 01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 2



The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 21559-01; 21559-02; 3190 10 02 B, 3190 PP 01, cover letter prepared by Rupert Litherland, dated 13th August 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

2 REPLACEMENT CONDITION 3

Notwithstanding the provisions of Class D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used as any other use within that Class other than as a spinning or fitness studio as outlined on the approved drawings and supporting documents.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise and disturbance, traffic congestion and excessive on-street parking pressure in accordance with policy CS5, CS10, CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting permission.

The nature and use of a fitness studio, as opposed to a spinning studio, is of no discernible difference within the provisions of Class D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order and is therefore acceptable in this instance.

Due to the nature and use proposed, the amendment would be of no greater detriment to the amenity levels enjoyed by the adjacent residential occupiers than the existing or extant arrangement.

No external alterations are required as part of this amendment.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 07/11/2013 under reference number 2013/3023/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact.

2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission

granted on 07/11/2013 under reference number 2013/3023/P and is bound by all the conditions attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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