

Paul Semple
Bidwells
Seacourt Tower
West Way
Oxford
Oxfordshire
OX2 0JJ

Application Ref: **2015/4176/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

28 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
The Old Heating Station
Coram Street
London
WC1N 1HB

Proposal:
Temporary removal of condition 1 (hours of operation) of planning permission PS9704920R2 dated 17/04/1998 as varied by planning permission PSX0104075 dated 13/03/2001 (Change of use to a gym) namely to allow 24-hour use of the premises for a period of 12 months.

Drawing Nos: Site Location Plan; Service Management Plan received on 29/09/2015 and Cover letter from Bidwells dated 21 July 2015.

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

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition no.1 of planning permission PS9704920R2, dated 17 April 1998 as varied by PSX0104075 dated 13 March 2001, shall be removed for a period of 12 months starting from the date of this



decision notice.

Reason: The full impact of the proposal is unknown. The 12 month temporary permission will allow the Council to fully assess the impacts of the proposal on the surrounding area. The proposal is therefore in accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Planning permission was granted for the change of use from a heating station to a health and fitness club on 17/04/1998 (planning ref: PS9704920R2). Condition no.1 of this planning permission controlled the hours of operation from 0700 to 2100 Mon-Sat with no operation of the unit allowed on any other day. This condition was subsequently varied on 13/03/2001 (planning ref: PSX0104075) to extend the hours of operation as follows; 0600 to 2300 Mon-Fri, 0700-2200 on Sat and 0800-2200 on Sundays and Bank Holidays. The information submitted with this current application was considered to be adequate to demonstrate that the proposed extension of the operating hours would be appropriate for a period of 12 months. As such the temporary removal of condition no.1 of planning permission PS9704920R2 is considered acceptable. At the end of the 12-month period, the Council will be able to fully assess the impacts of the proposal on the surrounding neighbourhood.

As such, the proposed development accords with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that the decision only relates to the removal of condition 4 and shall only be read in the context of the substantive permission granted on 17 April 1998 under reference number PS9704920R2 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson

Director of Culture & Environment