

23 March 2016

Delivered via Planning Portal

Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
London
WC1H 8ND

Ref: TRIL2001

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR FULL PLANNING PERMISSION
BASEMENT FLOOR, 12 OVAL ROAD, CAMDEN, NW1 7DH

We write on behalf of our client, Triyoga (London), to submit a planning application for the following development at the basement floor of 12 Oval Road, Camden, NW1 7DH (the 'Application Site' or 'Site'):

'Change of use from B1a (Office) to flexible B1a (Office) and/or D2 (Leisure) use'

The following material has been submitted via Planning Portal (Ref. PP-04922903) in support of this application:

- Cover Letter, prepared by Turley (this document);
- Planning Application Form and Certificates, prepared by Turley;
- CIL Form, prepared by Turley; and
- Application drawings, prepared by Cassion Castle.

A payment in the amount of £385 being the requisite application fee, has been made via Planning Portal.

The Site

The Site sits within the wider Rotunda Complex which comprises the Rotunda Building and 42-43 Gloucester Terrace (the Former Piano Factory) and 57a, b, c and d Jamestown Road and 12 Oval Road.

The Site which is subject to this application comprises the basement floor of 12 Oval Road. The Site is currently vacant and was until recently, used as offices.

The Site is located outside, but in proximity to, heritage assets including the Grade II listed Rotunda Building and two conservation areas (Camden and Regent's Canal).

The Site is located just outside Camden Town Centre.

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Triyoga currently occupies the adjacent building at 57a and b Jamestown Road where it has operated its yoga, pilates and meditation business since December 2014 (approved under Ref: 2014/3348/P). The Camden studio represents one of four studios operated by Triyoga in London alongside its outlets in Chelsea, Covent Garden and Soho.

Background

In August 2014, planning permission was granted for a *'change of use from offices (Class B1a) to flexible office and leisure use (Class B1a/D2) at ground and first floor levels'* (Ref: 2014/3348/P) at 57a and b Jamestown Road to enable Triyoga to establish a studio in this location. Prior to this, Triyoga had occupied space in Erskine Road, Camden from 1999 to 2014.

In determining this application, officers considered the change of use acceptable given the anticipated employment generation within the proposed leisure use and the nature of the operations as a flexible B1a /D2 use.

Triyoga is now looking to expand its operation in this location and the Site presents a unique opportunity for it to do so, given it sits directly adjacent to the existing business at 57a and b Jamestown Road. The properties are currently separated by a party wall through which a doorway could be created to enable direct access into the Site via the existing studios. Such an arrangement is the only opportunity available to Triyoga to accommodate its growing requirements and support the successful expansion of its business in this location.

In light of Triyoga's urgent requirement for the Site, the property has not been marketed since the previous tenants vacated earlier this year.

Proposal

The current proposal seeks to secure flexible office (B1a) and/or leisure (D2) use at the basement floor of 12 Oval Road in order to accommodate the expansion of Triyoga's operation in this location (as detailed above). Part of the Site fronting onto Oval Road will remain in office (B1a) use, with a separate access from the front of the building via the floor above.

This application seeks to secure a similar consent to that permitted at 57a and b Jamestown Road and would accept a similar condition restricting the D2 use to 'yoga, pilates and meditation' and no other use within D2. This would ensure that, should the D2 use cease, the property (and that at 57a and b Jamestown Road) would revert back to offices (B1a).

As illustrated on the proposed floorplans (Ref:1403/P/P03) the Site will be used to accommodate new changing rooms and a yoga studio comprising 175 sqm GIA. The new studio will be used to accommodate Triyoga teacher training as well as an additional 21 to 28 classes a week.

Triyoga education is a world leader in its offering with trainings for new teachers and ongoing education for existing teachers to increase their knowledge to serve the community. As well as foundation training for new teachers these include specialist areas such as yoga for kids and pre- and post-natal yoga. Trainings also include scholarship places as part of the Triyoga ethos of yoga for everyone. Triyoga teacher trainees are also part of the 'Triyoga in the community' programme that offers free weekly yoga classes to over 20 charitable organisations.

Only the principle of the flexible change of use of the property is sought at this time. No external alterations to the property are proposed. Internally, should permission be granted, a new connecting doorway is proposed to be created through the party wall in order to enable direct access to the Site via the existing studios at 57a and b Jamestown Road.

Planning Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this case, the Development Plan for the Site comprises the following:

- The London Plan (March 2015);
- Camden Core Strategy (November 2010); and
- Camden Development Policies (November 2010).

The Council is currently in the process of reviewing its main planning policies and is currently consulting on Camden Local Plan Submission Draft 2016.

The National Planning Policy Framework (NPPF) (March 2012) and accompanying guidance (NPPG) are also a material consideration in the determination of planning applications.

NPPF (2012)

The NPPF seeks to proactively drive and support sustainable economic development, whilst taking into account market signals (**paragraph 17**) and advises that significant weight should be placed on the need to support economic growth through planning system (**paragraph 19**). To achieve this, Local Planning Authorities (LPAs) are required to support existing business sectors, taking account of whether they are expanding or contracting, and apply policies which are flexible enough to accommodate needs not anticipated in the Plan and which allow a rapid response to changes in economic circumstances (**paragraph 21**).

The NPPF also seeks to promote healthy communities and requires LPAs to plan positively for the provision and use of shared space, community facilities and to guard against the unnecessary loss of valued facilities and services (**paragraph 70**).

London Plan (2015)

Policy 3.19 supports development proposals that increase or enhance the provision of sports and recreation facilities.

Camden Core Strategy and Development Policies (2010)

Policy CS5 seeks to manage the impact of growth and development in the Borough. In particular, consideration will be given to a) providing the uses that meet the needs of Camden's population and b) provide facilities needed to support Camden's population and those who work and visit in the Borough.

Policy CS8 seeks to promote a successful economy within the Borough and to ensure that no one is excluded from its success. This includes specific recognition under part f) of the importance of other employment generating uses, including retail, markets, leisure, education, tourism and health.

Policy CS14 sets out the Council's approach to conserving and, where possible, enhancing heritage and valued places, and to ensuring that development is of the highest standard and reflects, and where possible improves, its local area.

Policy DP13 refers to existing employment premises and sites within the Borough and seeks to resist a change of use to non-business uses. In circumstances where a change of use is justified, the Council will seek to maintain some business use on site, with a higher priority for retaining flexible space that is suitable for a variety of business uses.

Policy DP15 seeks to protect existing community and leisure facilities and will oppose any reduction in provision, recognising the important contribution such facilities can bring to the quality of life of the Borough's population.

Policy DP16 seeks to ensure that development is properly integrated within the transport network and supported by adequate walking, cycling and public transport.

Policy DP17 requires developments to make appropriate provision for pedestrians, cyclists and public transport where needed.

Planning Appraisal

The proposals are considered to align with the objectives of the NPPF in providing an enhanced leisure facility that will contribute towards the overarching aims of improving health, social and cultural wellbeing (paragraph 12) whilst securing economic growth (paragraphs 18 and 19) through the creation of circa 20 additional jobs (full and part time). The proposals are also supported by London Plan Policy 3.19 and local Policy CS5 in terms of providing enhanced facilities to support the Borough's population and those that work and visit. The proposals will also preserve and enhance an existing facility in accordance with Policy DP15.

The proposals are considered to endorse Policy CS8 which inter alia recognises the importance of other employment generating uses, including leisure. In this instance, the proposed expansion of Triyoga's business onto the Site from the directly adjoining premises is exceptional and would not occur in any other circumstance. In addition, the expansion will support the creation of a further 20 direct jobs at Triyoga as well as facilitate the training of new teachers working across its business, creating a wider benefit.

Furthermore, in retaining 94 sqm office floorspace on site and seeking flexible permission for office and/or leisure use for the remainder will ensure that upon cessation of the D2 use, the Site will revert back to offices in any event. Office use on the Site is not therefore lost in perpetuity and will be protected whilst allowing another employment generating use to prosper, as encouraged by Policy CS8.

Notwithstanding the above, where a change to non-business uses is proposed, applications must also be considered against Policy DP13. This requires evidence to demonstrate that there is no realistic prospect of demand to use the site for an employment use with evidence of marketing sustained over at least two years. In this instance, Triyoga's requirement for the Site is specific to its location and ability to seamlessly integrate with its existing premises in order to support its expanding business. A marketing exercise was undertaken in support of the previous application (Ref: 2014/3348/P) which demonstrated that the strongest interest received at that time was from Triyoga. This is likely to remain the case given that the availability of the Site represents a unique opportunity to accommodate their expansion. As a local business and a valued employment generating use, such growth should be supported and encouraged in line with the overarching objectives of Policies CS8 and DP13.

The proposals do not involve any external alterations and will not alter the character or setting of nearby heritage assets in accordance with Policy CS14.

As established through the previous consent (Ref: 2014/3348/P) the Site is located in a highly accessible location (PTAL 6a) with good access to a number of public transport services, good pedestrian facilities and good links to both on-road and off-road cycle routes. The Transport Assessment submitted in support of the previous application demonstrated that the combination of the Site's accessibility and limited parking provision (restricted to two parking spaces reserved for Triyoga management staff only) would encourage both employees and customers to use sustainable travel modes and the proposals were therefore considered acceptable in transport terms. On the basis that the current proposals involve an

expansion of Triyoga's current operation, the same conclusions would apply and the proposals are therefore considered to comply with Policy DP16.

In addition, there is existing cycle parking provision for 18 bicycles in secure spaces adjacent to the existing studios at 57a and b Jamestown Road, in addition to a further eight spaces reserved for Triyoga within the bike store to the rear of the Rotunda Building. This provision currently exceeds the London Plan's cycle parking standards for D2 leisure uses (1 space per 8 staff and 1 space per 100 sqm) and will continue to do so with the proposed extension which, when taken with the existing floorspace (c.939 sqm) would elicit a total requirement for c. 14 cycle spaces. No additional cycle parking provision is therefore proposed on the basis that the proposals will be well-served by existing provision (as sought by Policy DP17).

Overall, the proposals are considered in conformity with the general thrust of national, regional and local planning policies which seek to support positive economic growth; to support healthy, active communities; and to carefully manage the impact of growth and development. The merits of the proposal, in supporting the positive expansion of Triyoga in unique circumstances which in turn will create both additional direct and indirect job opportunities (the latter relating to its education arm) and enhance an important local leisure facility, are considered to outweigh any perceived harm concerning the short-term reduction in office floorspace in this location. On this basis we consider the proposals should be positively received and duly granted planning permission.

We look forward to receiving written confirmation that the information provided is sufficient to validate this application. However, should you wish to discuss any of the above in more detail, please do not hesitate to contact either myself or Marie Dos at these offices.

Yours sincerely



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