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Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)

Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class J

Development consisting of a change of use of shops (Class A1) and financial and professional services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) with an upper threshold of 200m2 of total floor space to a use falling within Class D2 assembly and leisure uses of the Schedule to the Use Classes Order.*

Permitted development rights to convert a D2 premises to a registered nursery or state funded school do not apply to premises that change to D2 use under these rights.

The permitted development right does not apply in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage sites. Nor do they apply to land within the curtilage of Listed Buildings and land within the curtilage of Listed buildings Scheduled Monuments, Sites of Special Scientific Interest, Safety Hazard Areas or Military Explosives Storage Areas.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: You need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

N/A

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: Building number: Building suffix:

Building name:

Address 1:

Address 2:

Address 3:

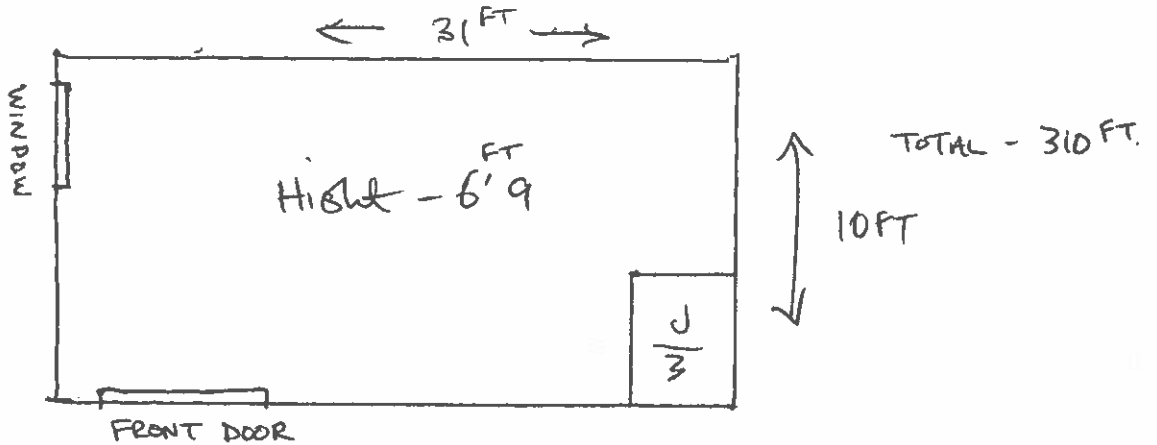
Address 4:

Postcode:

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering noise, hours of opening and transport and highways impacts of the development. Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

- It is intended that I should use the outbuilding for personal fitness and to train select clients.
- see attached list / letter for description of inten



What is the gross floor space of the existing building? m²

What is the floor space to be changed to assembly and leisure uses if different from the above? (square metres)

Has any of the building been previously changed under Class J Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)? Yes No

If Yes, what was the total floor space changed to Assembly and Leisure Uses? m²

Development is not permitted if the development (together with any previous development under Class J) would result in more than 200 square metres of floor space in the building having changed use under Class J.

5. Eligibility

Was the building used solely as shops, financial and professional services, betting offices or pay day loan shops on 5th December 2013? Yes No used as storage unit

If no, please provide the date of when it was last in use solely as shops, financial and professional services, betting offices or pay day loan shops: Date Box DD/MM/YYYY

Development is not permitted in the case of a building that was brought into use after the 5th December 2013, for a period of at least 5 years before the date development under Class J begins.

6. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

- A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service www.planningportal.gov.uk/buyaplan
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The correct fee

7. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

[Empty box for agent signature]

23/06/16

(date cannot be pre-application)

8. Developer Contact Details

Telephone numbers

Country code: National number: Extension number:
Email - Simply fitness & hotmail.co.uk

Country code: Mobile number (optional):
0777456666

Country code: Fax number (optional):

Email address:
Simplyfitness@hotmail.co.uk

9. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

Dear Sir/Madam,

I am writing concerning the usage of the ground floor garden outbuilding of 123 Regent's Park Road, which is a property owned and operated on a long lease by Lisa. MS Lisa operates the premises as the A1 coffee shop.

It is intended that I should operate a complimentary health, fitness and wellbeing service from an outbuilding at the premises which is currently used only for storage of goods necessary for MS Lisa existing use of the A1 coffee shop.

It is intended that I should use the outbuilding to offer personal fitness training services to select clients agreed on by MS Lisa and that I should sub-let the outbuilding for this purpose on terms to be agreed. Such terms will regulate the hours of operation. These must be compatible with the existing hours of opening of the A1 coffee shop since there is no independent access to the outbuilding except through the shop. In this way there should be no further disruption to neighboring properties.

House impact during opening hours should also be minimal as the training activities do not of themselves produce excessive or unnatural noise. Access to the outbuilding is by foot only and as such I believe there can be no new transport impact.

I have explained that the service would operate from within the existing property let by the A1 coffee shop and with the consent of that business. The A1 coffee shop is immediately adjacent to the railway line. Opposite it is a yoga Centre Fierce Grace Hot Yoga. I will be offering one to one wellbeing and fitness training without any official yoga component I am not establishing myself as any competitor of the Fierce Grace Centre.

As stated my proposed service is one to one in contrast to multiple classes operated by TriYoga (or Fierce Grace). The site is also materially different to Tri Yoga's former site in that it is not in a residential area but rather immediately adjacent to a very noisy railway line. Given these factors I do not believe that my proposed usage could create any new or increased noise or other disruption to local residents or established business. I should therefore be grateful for your favorable consideration of this request for confirmation that no approval for change of use is required.

Concerning the existing out building there would be no physical development or alteration to the structure. Other than decoration and maintenance no work to the property is required. The interior of the existing structure is all that is required as a training space. The Floor plans (height 238cm and length is 368cm the floor space is definitely under the 200sqm limit) I understand it can't be more than 200sqm, otherwise the proposal will not be permitted development).

If you require further clarification or information please do not hesitate to contact me.

Thank you

Regards

www.simplyfitnesslondon.co.uk