

## 2016/6473/P

As discussed the application form item 3 Description of Proposal should show existing use D2 (gymnasium), as shown on the attached drawing G/06revA.

We acknowledge your comment:

'The loss of D2 floorspace is contrary to LDF policy DP15 (Community and leisure uses). To aid the application assessment, please provide written justification for the loss of the D2 floorspace via reviewing of the relevant policies and CPG guidelines.'

The former tenant 'Kieser Training' ceased operating from these premises prior to expiration of their lease. The specific type of facility being provided, supervised therapy gym on a 1:1 basis, evidently found insufficient demand. The D2 premises are currently unoccupied, as shown on the attached photograph.

'DP15 – Community and leisure uses

The Council will protect existing leisure facilities by resisting their loss unless:

f) the leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be useful;'

It is proposed to retain D2 use, in a revised, more appropriate, format.

A new lease is currently being negotiated with a new operator 'Metabolic' which is a more general exercise gymnasium. The floor area required by Metabolic is less than previously let to Kieser, the proposed D2 space is suitable. Furthermore, Metabolic intend to make use of the basement as a personal trainer 'fitness' area, formerly used only for storage.

The adjacent space has been occupied by the building owner (Lazari Investments group of companies) since 2013, who are now in need of additional office space. The opportunity thus presents itself to let the slightly reduced gym (D2) space to a new tenant, and provide the building owner with much needed office additional space ensuring full use of currently vacant floor space.



Existing empty ground floor premises



Existing basement storeroom

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