

84 Foundling Court,
The Brunswick,
London WC1N 1AF

7th August 2017

Dear Matthias Gentet,

RE: The Gym, The Old Heating Station, Coram Street,

LONDON WC1N 1HB – 2017/3697/P/Variation of Condition

The Brunswick Tenants' and Residents' Association objects strongly to the application to operate The Gym 24/7. We are particularly concerned that their website indicates they will be operating overnight without any staff. This is totally unacceptable.

24/7 operation even with staff on the premises overnight is unacceptable in terms of its potential to cause late-night noise nuisance and anti-social behaviour in this high density residential area. Local residents in any case have no means of contacting anyone in person (there is no phone contact even during the day) should there be any problems, ie., people tail-gating or being noisy and unruly outside the Gym. The flats opposite The Gym in Foundling Court, many of whom are sheltered residents, will in particular be directly affected. The area is not in the West End and is not part of London's night-time economy and, although there are many students and tourists, after 11.00 p.m. the streets are extremely quiet with very little footfall. The area is far quieter than Gray's Inn Road where recent requests for all-night trading have been refused and we note that the Charing Cross branch of The Gym does not operate 24/7 and that is an area with far more late-night operators than Bloomsbury. We note also that in the planning application it is stated that they do not expect many customers to use The Gym during the night. In view of this, we do not think it therefore necessary for The Gym to be open then.

We would also point out that despite The Gym having no permission to operate 24/7 it has consistently been advertising these opening hours for the past six months on flyers letter-boxed to all the residents of the Brunswick and local areas; on their website (only removed on 19th June 2017) and on the large notice positioned on the corner of Herbrand and Coram Streets (by the 'cage' of the old Heating Station) totally inappropriate to the area, as well as creating unsightly 'visual-clutter' and being a hindrance for people in wheelchairs.

The applicants state "they will take all precautions not to disturb local residents" yet, after being refused permission for internally illuminated signage (on the grounds that this would create unacceptable luminance to the detriment of residents in the adjacent flats in Foundling Court {Marchmont Street} and Coram Street), The Gym then installed its current internal lighting at street level in what is a glass box. This is so bright (photo attached) it is extremely disturbing to the residents in Foundling Court (many of whom are sheltered tenants) and Coram Street penetrating their windows

even through drawn curtains. They also then installed a television playing permanently and repetitively on a loop. And yet, despite “all precautions not to disturb local residents”, when one of said local residents went over and talked to a manager, he said it was their advertising and there was “no chance it would be stopped”. Also, the decorative blue strip of LED lighting running along the narrow fascia board above the windows did not appear in the final approved drawings and photographs so we assume this did not have planning permission. All this is completely detrimental to the character of the predominantly residential locality, the important Grade II listed Brunswick Centre directly across the road, and the Bloomsbury Conservation Area, which surrounds the site as well as displaying a complete lack of consideration to local residents.

We urge you to refuse this application outright.

Yours sincerely,

Brendan Woods

Chair

Brunswick Tenants' and Residents' Association

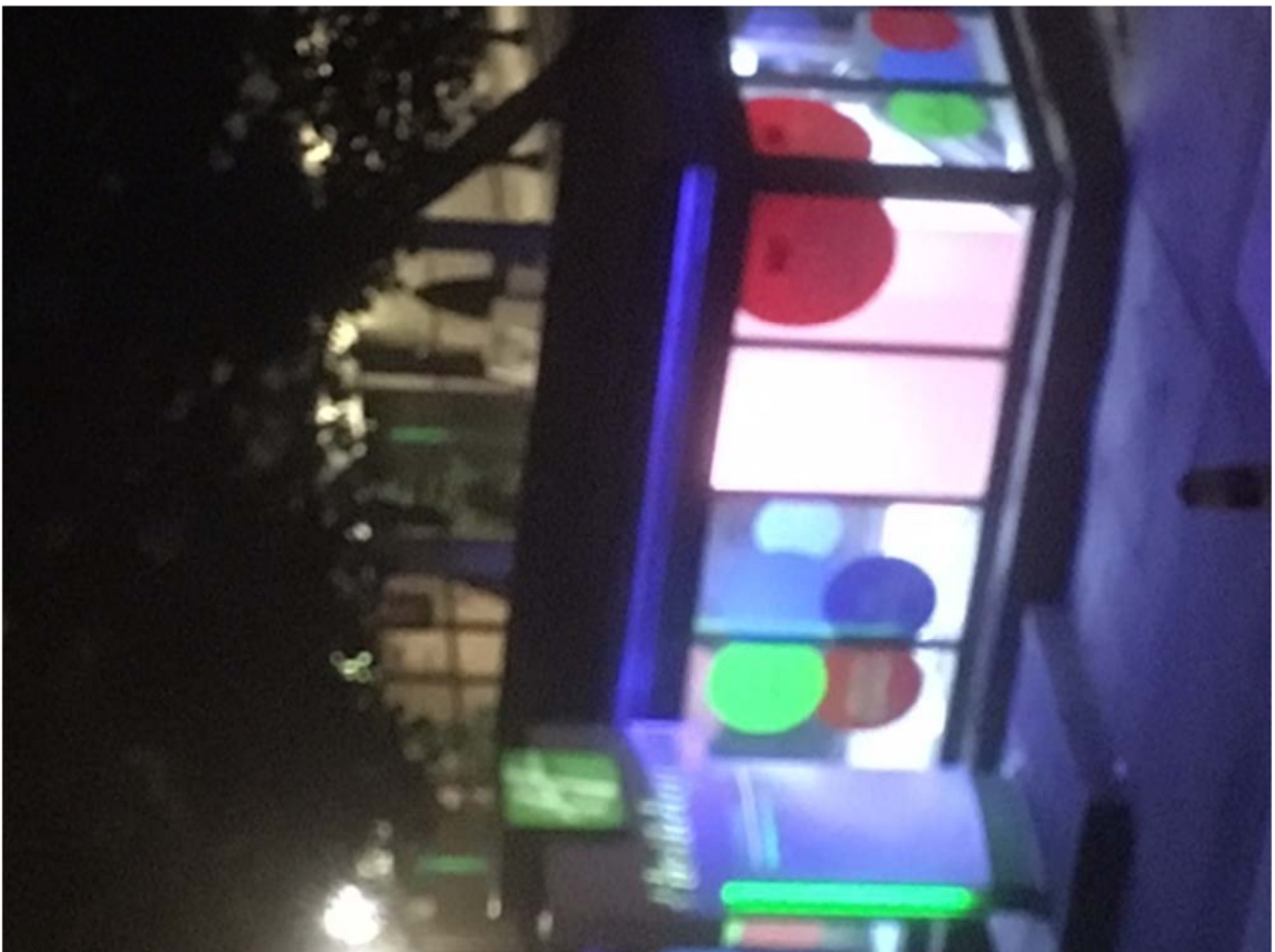


Photo of Gym at 2.00 .a.m.