

## Gentet, Matthias

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**From:** Fred Woodrow <Fred.Woodrow@cgms.co.uk>  
**Sent:** 14 August 2017 13:46  
**To:** Gentet, Matthias  
**Cc:** Matthew Brewer  
**Subject:** 2017/3697/P - The Gym The Old Heating Station Coram Street LONDON WC1N 1HB

Dear Matthias

We have reviewed the representations of support and objection received in relation to the application and comment as follows.

The planning statement and letter from Clark Saunders submitted with the application sets out detailed information on the procedures, management and operation of The Gym in terms of preventing nuisance. These would be in place during all hours of the operation and include elements of the fit out which minimise noise and disturbance, to protocols to prevent nuisance. The unit is predominantly located underground, and is adjacent to a hotel with 24 hour arrivals and departures, and taxi movements. The Gym take their responsibility to maintaining a good environment and relations with neighbours, utilising a range of practicable means to ensure local amenity is preserved. The Gym staff are trained to ensure that management and operations protocols are well known to all and rigorously enforced. Equipment use is carefully monitored and controlled to avoid extreme events. CCTV is used to identify and caution members whose actions may be causing disturbance, including behaviour entering and leaving the gym. As a matter of neighbourliness, Gym members are actively encouraged to behave in a considerate manner outside of the building at all times. Any members who do not follow the procedures and protocols signed up to in their membership will have their membership removed. Contact details for the gym can be provided to residents in the event of any issues arising if required.

The access arrangements and security measures are well tried and tested and do not allow any 'tailgating' of non-members or anyone else to enter The Gym. After 8pm secure access is provided to the entrance lobby for members only. From this point single person access pods are the only way to access The Gym. It is only possible therefore for one member to enter at a time and does not allow multiple entries on one membership. As such is it not possible for non-members to access the facility.

There also appears to be some confusion as to the existing operation, which is not currently 24 hours as some have suggested. The Gym currently, and has only, operated to date on the same hours that the former occupier was previously operating within. Therefore any existing noise at night which have been raised is not emanating from The Gym as it does not currently operate overnight.

We have also noted the points raised in regards to the lighting levels and TV screen within the ground floor entrance lobby. The Gym have reviewed and taken steps to reduce the lighting levels, and turn the TV off overnight.

I would be grateful if you could confirm if you have received any comments from the EHO, and if so forward these on to us. Otherwise I trust that the above provides you with suitable further information to enable your report to be written up for approval and a decision to be issued.

Kind regards

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