

**31 OVAL ROAD LONDON NW1 7EA**

**PLANNING APPLICATION FOR USE OF PART OF SECOND FLOOR AS D1 USE**

**PLANNING STATEMENT : to accompany application : PP – 06232565**

ARP Holdings Ltd owns the freehold of the property and lets out parts of the property as offices under lease terms. ARP have been approached by a prospective tenant to use the south office on the second floor as a recreational health exercise studio.

The tenant wishes to run quiet exercise classes without music led by a teacher. The activities will involve about 15 to 20 people starting after 6.00pm till c 10.30pm, Monday to Fridays. The space is accessed from the front ground floor entrance door and from there using the stairs to the second floor. Access will be made via an enterphone to control entry.

There are existing suitable toilet and washroom facilities on the second and ground floors for both men and women.

The proposal is not to supplant the office B1 use but to allow the alternative D1 use.

The space was occupied previously by a firm of architects who leased the space for four years before leaving in December 2016. Since then, despite advertisements, locally and on websites, there has been little interest in firms or companies wanting to take up the office space.

The prospective tenant feels that the clear space offers an opportunity to provide a service for small exercise classes promoting health and well-being.

ARP HOLDINGS : august 2017