

Mr Peter Twemlow
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2017/4606/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

19 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Centro Building
39 Plender Street
London NW1 0DX

Proposal:

Change of use from gym/ ancillary Class B1 office space at basement level to a gym (Class D2) with public access from Plender Street and Mandela Street

Drawing Nos: P-097, Ground floor Access Plan, Planning Statement dated August 2017

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the



following approved plans - P-097, Ground floor Access Plan, planning statement dated August 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The existing gym is used by both office employees within the building and members of the public from outside and is capable of being accessed from Plender Street and Mandela Street. Although it is an ancillary use within a Class B1 office block, this gym could be considered as a separate lawful Class D2 use now as it has operated in this way for over 10 years since 2006. Nevertheless the basement area occupied by this gym is not attractive or viable as traditional office space in itself and can only effectively be used as storage. The entire block already has ample storage and ancillary space at basement level. Thus no objection is raised to the loss of lawful B1 business space here. The proposed gym will not alter the current usage in terms of operation, access or traffic generation. Its location is appropriate in an accessible area and does not cause any loss of amenity to neighbouring residents.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

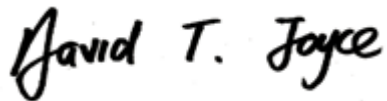
As such, the proposed development is in general accordance with policies A1, C3, E2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning