

Mr Fred Woodrow
RPS CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2017/3697/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

4 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**The Gym
The Old Heating Station
Coram Street
LONDON
WC1N 1HB**

Proposal:

Removal of condition 1 (hours of operation) of planning permission PS9704920R2 dated 17/04/1998 as varied by planning permission PSX0104075 dated 13/03/2001 and planning permission 2015/4176/P dated 28/10/2015 (Change of use to a gym) namely to allow the temporary 12 months 24-hour use of the premises 7 days a week.

Drawing Nos: Cover Letter (revised 24/08/2017); Site Location Plan; Planning Statement (June 2017); DH/005 - CCTV Layout; 7569.170622.L1 - Clarke Saunders Letter (June 2017).

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

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition no.1 of planning permission PS9704920R2, dated 17 April 1998 as varied by PSX0104075 dated 13 March



2001, shall be removed for a period of 12 months starting from the date of this decision notice.

Reason: The full impact of the proposal is unknown. The 12 month temporary permission will allow the Council to fully assess the impacts of the proposal on the surrounding area. The proposal is therefore in accordance with policies A1 and C5 of the Camden Local Plan 2017.

- 2 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 3 No music shall be played on the premises within the additional hours of use in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 and [if A3/A4/A5 use] TC1, TC2 [if in Camden Centre or other shopping area], TC3 [if outside of a centre], TC4 [if in town centre] and TC5 [if small/independent shop] of the London Borough of Camden Local Plan 2017.

- 4 The current CCTV installations with CCTV cameras installed in strategic locations within the lower basement, upper basement and ground floor levels, shall be retained in perpetuity.

Reason: The level of security is required to ensure there is no amenity impact in terms of noise and disturbance, in accordance with policies A1 and C5 of the Camden Local Plan 2017.

- 5 The advertisement of telephone numbers - which shall be manned 24 hours a day, 7 days a week - at the front door of the premises, and providing direct phone line to a security firm shall be retained in perpetuity.

Reason: The level of security is required to ensure the wellbeing of the users of the premises, as well as providing assurance that the neighbouring residents can alert the relevant authority in the case of any disturbances arising. The proposal is therefore in accordance with policies A1 and C5 of the Camden Local Plan 2017.

Informative(s):

- 1 Planning permission was granted for the change of use from a heating station to a health and fitness club on 17/04/1998 (planning ref: PS9704920R2). Condition no.1 of this planning permission controlled the hours of operation from 0700 to 2100 Mon-Sat with no operation of the unit allowed on any other day. This condition was subsequently varied on 13/03/2001 (planning ref: PSX0104075) to extend the hours of operation as follows; 0600 to 2300 Mon-Fri, 0700-2200 on Sat and 0800-2200 on Sundays and Bank Holidays, and again under application reference: 2015/4176/P for the 12 months temporary use of the facility 24hrs a day and 7 days a week. The information submitted with this current application was considered to be adequate to demonstrate that the proposed extension of the operating hours would be appropriate for a period of 12 months. As such the temporary removal of condition no.1 of planning permission PS9704920R2 is considered acceptable. At the end of the 12-month period, the Council will be able to fully assess the impacts of the proposal on the surrounding neighbourhood.

As such, the proposed development accords with policies A1 and C5 of the Camden Local Plan 2017.

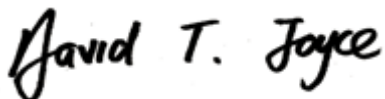
- 2 You are advised that the decision only relates to the temporary removal of condition 4 and shall only be read in the context of the substantive permission granted on 17 April 1998 under reference number PS9704920R2 and is bound by all the conditions attached to that permission.
- 3 It is advise that the Council can take action under the Environmental Protection Act 1990 if the level of noises are different than stated within the Extract Noise Study (19/10/2017), and a statutory nuisance is witnessed.

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



David Joyce
Director of Regeneration and Planning