

CONSULTATION SUMMARY

Case reference number(s)

2017/6640/P

Case Officer:

Charles Thuaire

Application Address:

Jack Straws Castle
North End Way
London NW3 7ES

Proposal(s)

Change of use of basement and ground floor levels from Class D2 (health club/personal training centre) to flexible use of Class B1 (office) or Class D2 (leisure).

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert 14.12.17 to 4.1.18; site notice 17.12.17 to 28.12.17

3 Elm Walk NW3 objects-

'These premises are currently used as a successful health club. No reason has been given by the applicant why it wants to change the use to offices. There is a shortage of health clubs within easy reach of Hampstead village. The nearest alternatives which provide comparable services are in Swiss Cottage or Cricklewood'.

Officer response

This objection was received on 12th December just before the gym closed

down at Christmas. The agents inform that this was due to financial reasons and apparently, according to the landlord, they had been in rent arrears for a considerable period of time. A different gym operator prior to this also vacated the site, apparently due to financial viability reasons. Prior to the D2 use was a restaurant use which also closed due to lack of success. Although no marketing exercise has been carried out for alternative Class D2 leisure use tenants, the history of this site shows that use of the premises for health club and other leisure uses has not been successful for viability reasons. The site is some distance from other town centre uses and tube station. Other health clubs exist within a mile distance, such as 3 in Golders Green and 2 in Hampstead, thus there is adequate provision nearby in compliance with policy C3. It is considered that its longterm loss would not harm the overall range of cultural and leisure facilities within this part of the borough. The applicant is seeking alternative uses that could successfully and viably operate from this unusual location and premises, without discounting the possibility of another gym operator moving here.

Recommendation:-

Grant planning permission