



ALLEN PLANNING Ltd  
Town Planning and Development Consultants

# Planning, Design & Access Statement

**Lower Ground Floor, 81 Haverstock Hill, Belsize Park,  
London NW3 4SL**



**In support of a planning application for the  
Change of use of Lower Ground Floor from Class A1  
to a Class D2 (“Yoga studio”)**



**AM·POWER**  
YOGA · PILATES

**March 2018**

## **1.0 Introduction**

- 1.1 This Planning, Design & Access Statement is submitted in support of a planning application for the change of use of the lower ground floor of this building, which has been used as café in Class A1 use to a Class D2 “yoga studio” for AM Power Yoga Ltd.
- 1.2 The operators would seek to use the lower ground floor for heated Yoga and Pilates which provide some of the following benefits to users of the proposed facility including:
- Greater flexibility and improved posture
  - Better muscle tone
  - Improved blood circulation
  - Increase in energy levels
  - Calmer and happier mind
  - Less stress and better sleep quality
  - Lose Weight
- 1.3 In order to provide some further detail in terms of this proposed use we provide the following information
- There would be no loud music as only there is some low level music played during the Yoga classes.
  - In terms of opening hours - the typical opening hours would be  
Weekdays: 7am to 9:30pm  
Weekends: 9am to 9pm
  - Within those hours, the studio would be open for 5-6 hours (as the classes are not back to back)
- 1.4 The proposed change of use involves minor internal alterations to the existing ground floorspace only. The proposed use would return this currently vacant floorspace into a beneficial and viable use whilst meeting a range of social objectives for “leisure” based activities.
- 1.5 The purpose of this Statement is to describe the relevant site context and surrounding area, together with the details of the proposal. It also outlines the planning policy context and provides an assessment of those policies that apply to the scheme development.
- 1.6 The site lies within the Eton Conservation Area and therefore a heritage assessment will also be undertaken as part of these proposals.
- 1.7 The lower ground floor of this building is currently vacant but was last used as a the “Legal Café” a Class A1 use the last permission granted on the site was for a Class A3 along with the ground floor in 1991.

## **2.0 Site Description**

- 2.1 The application site lies is located at 81 Haverstock Hill, Belsize Park, on the corner of Steele’s Road and Haverstock hill close to the nearby underground stations of Belsize Park and Chalk Farm.

- 2.2 It is a sustainable location with a PTAL rating of 4.
- 2.3 The site is formed by a three storey building with basement which is not listed but lies within the Eton Conservation Area.
- 2.4 The ground and lower ground floors are in commercial use with a shopfront and the upper two floors are residential.
- 2.5 The site is at the end of a short terrace of similar mixed use buildings along Haverstock Hill and opposite to the site are a mix of uses including a public house and dwellings.
- 2.6 Along Steele's Road the context is more residential when compared to the mixed use.
- 2.7 The general location of the site is shown in Figure 1 below.



Figure 1 - Site Location

### 3.0 Planning History

- 3.1 The Council's online planning history records confirms the following planning history and in terms of the lower ground floor the last permission granted was for a Class A3 use as set out below.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2008/0882/A</a>	81 Haverstock Hill London NW3 4SL	Relocation of existing projecting sign and the installation of awning to northern elevation.	FINAL DECISION	27-02-2008	Granted
<a href="#">2006/3749/P</a>	The Legal Cafe 81 Haverstock Hill	Use as cafe (class A1).	WITHDRAWN	18-08-2006	Withdrawn Decision

	London NW3 4SL				
9200503	81 Haverstock Hill NW3	Change of use including works of conversion of the ground and basement floors from retail shop to restaurant as shown on drawing numbers 9012/05 06.	FINAL DECISION	28-05-1992	Refuse Full or Outline Permission
9100056	77 79 81 Haverstock Hill NW3	Change of use of the ground floor and the basement from retail (A1) to restaurant use (A3) as shown on drawing nos. 9012/03 and 04. Appeal received against the Council's failure to issue their decision within the appropriate period.	APPEAL DECIDED	15-01-1991	Refuse (subject to Appeal decision)
9100055	77 79 81 Haverstock Hill NW3	Change of use of the ground floor and the basement from retail (A1) to restaurant use (A3) as shown on drawing nos. 9012/03 and 04.	FINAL DECISION	15-01-1991	Refuse Full or Outline Permission
22981	81 Haverstock Hill, NW3	Erection of rear extension at second floor level to provide staff wash room ancillary to ground floor shop.	FINAL DECISION	02-07-1976	Refusal
22068	81, Haverstock Hill, N.W.3	The erection of a 2 storey rear extension to house a staircase and kitchen ancillary to the ground floor shop.	FINAL DECISION	14-01-1976	Conditiona
17145	81, Haverstock Hill, NW3.	Construction of a garage in the ground floor of the building at the rear of 81, Haverstock Hill, NW3.	FINAL DECISION	14-08-1973	Refusal
9902	No. 181 Haverstock Hill, N.W.3.	The installation of a new shop-front to No. 181 Haverstock Hill, N.W.3.	FINAL DECISION	26-10-1970	Permission

## 4.0 Planning Policy

- 4.1 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, the Development Plan is made up of the National Planning Policy Framework and the Camden Local Plan 2017.

### **National Planning Policy Framework**

- 4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied. Section 38 (6) requires that applications for development must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.
- 4.3 Paragraph 6 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 advises that there are three dimensions to sustainable development: economic, social and environmental.
- 4.4 In performing the '**social**' role, it states that the planning system should support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.



- 4.5 The 'economic' role seeks to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- 4.6 Paragraph 9 is also of relevance and states that *"pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):*
- *Replacing poor design with better design;*
  - *Improving the conditions in which people live, work, travel and take leisure"*
- 4.7 Paragraph 14 advises that at the heart of the National Planning Policy Framework is a *'presumption in favour of sustainable development'*, which should be seen as a golden thread running through both plan-making and decision-taking and for decision-taking this means:
- *approving development proposals that accord with the development plan without delay;*
- 4.8 The Core Principles of the NPPF are found in Paragraph 17 which advises that within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.
- 4.9 Of these 12 principles, are that planning should amongst other matters *"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs".*
- 4.10 Paragraph 18 adds that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
- 4.11 Paragraph 19 states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.
- 4.12 Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system
- 4.13 Paragraph 70 of the NPPF seeks to deliver the social, recreational and cultural facilities and services the community needs and states that LPA's should amongst other matters:
- *"plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments."*
- 4.14 Paragraph 128 of the National Planning Policy Framework (NPPF) explains that: *"in determining applications, local planning authorities should require an applicant to*

*describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

- 4.15 Paragraph 131 of the NPPF confirms that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.16 Paragraph 132 of the NPPF continues that *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."*
- 4.17 Paragraph 134 of the Framework advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including securing its optimum viable use

#### Decision-making

- 4.18 Paragraph 187 advises that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 4.19 Paragraph 196 confirms the role of the NPPF as a material consideration in planning decisions. Paragraph 197 states that: *"in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development."*

#### London Plan, 2016

- 4.20 The strategic planning policy framework for the Appeal proposal is provided by the London Plan, 2016.

- 4.21 **Policy 7.9** concerns heritage-led regeneration and confirms that where planning decisions are concerned *“the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.”*

#### Development Plan

- 4.22 The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.
- 4.23 The site save for its location in the Conservation Area has no specific land use allocations in the Local Plan.
- 4.24 In terms of cultural and leisure facilities the Local Plan at **Policy C3** states:

*The Council will seek to protect cultural and leisure facilities and manage the impact of adjoining uses where this is likely to impact their continued operation. Where there is a proposal involving the loss of a cultural or leisure facility, it must be demonstrated to the Council's satisfaction there is no longer a demand. When assessing such planning applications, we will take the following into account*

- a. whether the premises are able to support alternative cultural and leisure uses which would make a positive contribution to the range of cultural and leisure facilities in the borough;*
- b. the size, layout and design of the existing facility;*
- c. proposals for re-provision elsewhere;*
- d. the impact of the proposal on the range of cultural and leisure facilities; and e. the mix of uses in the area.*

*Exceptionally it may be practicable for a cultural or leisure facility to be re-provided on-site through redevelopment, or elsewhere in the Borough. The Council will take the following into account when determining the suitability of proposals:*

- i. the impacts of the re-provision on the existing occupier and users of the facility;*
- ii. changes in the mix of uses arising from the loss of the existing cultural/leisure facility;*
- iii. the loss of cultural heritage; and*
- iv. the affordability of the new facility.*

*If a replacement facility is provided, it should be at the same or better standard than the facility which is lost and accessible to its existing users.*

- 4.25 Turning to new cultural and leisure facilities the policy states:

*The Council will seek opportunities for new cultural and leisure facilities in major, mixed use developments and support the temporary use of vacant buildings for cultural and leisure activities. We will seek shared-use or extended access for the community in appropriate developments through developer agreements.*

*We will expect the siting of new facilities, including the expansion of existing provision, to take into account its associated impacts. Large-scale facilities should be located where as many people as possible can enjoy their benefits and make use of public transport to get there. Central London and town centres will, therefore, be the most appropriate locations.*

*Smaller facilities may, however, be appropriate anywhere in the Borough providing they do not have an adverse impact on the surrounding area or the local community.*

4.26 In term of economic development **Policy E1** states:

*The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.*

*We will:*

- a. support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;*
- b. maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources;*
- c. support local enterprise development, employment and training schemes for Camden residents;*
- d. encourage the concentrations of professional and technical services, creative and cultural businesses and science growth sectors in the borough;*
- e. support the development of Camden's health and education sectors and promote the development of the Knowledge Quarter around Euston and King's Cross while ensuring that any new facilities meet the other strategic objectives of this Local Plan;*
- f. direct new office development to the growth areas, Central London, and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031;*
- g. support Camden's industries by:*
  - i. safeguarding existing employment sites and premises in the borough that meet the needs of industry and other employers;*
  - ii. supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 Employment premises and sites;*
  - iii. safeguarding the Kentish Town Industry Area;*
  - iv. promoting and protecting the jewellery industry in Hatton Garden;*
- h. expect the provision of high speed digital infrastructure in all employment developments; and*
- i. recognise the importance of other employment generating uses, including retail, education, health, markets, leisure and tourism.*

4.27 In assessing the impact of development **Policy A1** advises:

*The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will:*

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*



- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.

4.28 As the site sits within a Conservation Area **Policy D2** is relevant which advises

*“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

Designated heritage assets

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

Conservation areas

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

*g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*  
*h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage."*

- 4.29 Finally in terms of transportation matters the Council promotes sustainable transport options with **Policy T1** advising:

*The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.*

#### Walking

*In order to promote walking in the borough and improve the pedestrian environment, we will seek to ensure that developments:*

- a. improve the pedestrian environment by supporting high quality public realm improvement works;*
- b. make improvements to the pedestrian environment including the provision of high quality safe road crossings where needed, seating, signage and landscaping;*
- c. are easy and safe to walk through ('permeable');*
- d. are adequately lit;*
- e. provide high quality footpaths and pavements that are wide enough for the number of people expected to use them. Features should also be included to assist vulnerable road users where appropriate; and*
- f. contribute towards bridges and water crossings where appropriate.*

#### Cycling

*In order to promote cycling in the borough and ensure a safe and accessible environment for cyclists, the Council will seek to ensure that development:*

- g. provides for and makes contributions towards connected, high quality, convenient and safe cycle routes, in line or exceeding London Cycle Design Standards, including the implementation of the Central London Grid, Quietways Network, Cycle Super Highways and;*
- h. provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3) and design requirements outlined within our supplementary planning document Camden Planning Guidance on transport. Higher levels of provision may also be required in areas well served by cycle route infrastructure, taking into account the size and location of the development;*
- i. makes provision for high quality facilities that promote cycle usage including changing rooms, showers, dryers and lockers;*
- j. is easy and safe to cycle through ('permeable'); and*
- k. contribute towards bridges and water crossings suitable for cycle use where appropriate.*

- 4.30 **Policy T2** deals with parking and car-free development advising that the Council will limit the availability of parking and require all new developments in the borough to be car-free. We will:

- a. not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;*
- b. limit on-site parking to:*
  - i. spaces designated for disabled people where necessary, and/or*

- ii. *essential operational or servicing needs;*
- c. *support the redevelopment of existing car parks for alternative uses;*
- and
- d. *resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.”*

## 5.0 Planning Assessment

### Principle

- 5.1 The application site is located in a mixed use area however the existing ground floor space which does not form part of these proposals and the lower ground floor was last granted permission for a Class A3 use.
- 5.2 The last use of the floorspace was however as the “Legal Café” however no formal planning permission appears to have been granted for such.
- 5.3 The site is not identified as being within any particular town/local centre or shopping parade and the ground floor space is excluded from this application in any event.
- 5.4 In light of the above there is no conflict with the development plan in terms of shopping provision/land use policy.
- 5.5 The scheme would provide a viable and sustainable re-use of this empty floorspace helping to bring employment, vitality and viability to this local centre.
- 5.6 The use of this vacant previously used commercial floorspace for a leisure based use is not only acceptable in terms of land use planning but also supported by policy in this respect.
- 5.7 The scheme proposal fully complies with Local Plan Policy in terms of land use planning.**

### Impact on Amenity

- 5.8 The application site is vacant but has been previously approved as a Class A3 use and used as the Legal Café (An A1 use?).
- 5.9 There are no changes proposed to the building and as such there would be no loss of daylight/sunlight or overbearing appearance to any surrounding property.
- 5.10 The closest residential properties are located on the upper floors of the building and the extant ground floor commercial use (currently vacant Class A3) would sit between the application site and these properties.
- 5.11 Potential noise and disturbance is always an important consideration and this could occur from the proposed use of this site.
- 5.12 The NPPF at paragraph 123 states that planning policies and decisions should aim to:

*“avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*

*mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*

*recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*

*identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.”*

- 5.13 There would be no audible noise outside of the building and of course ambient background noise here is relatively high in any event due to traffic noise on the Haverstock Hill itself.
- 5.14 Yoga classes are by their very nature low level noise generating uses and in terms of opening hours - the typical opening hours would be:
- Weekdays: 7am to 9:30pm  
Weekends: 9am to 9pm
- 5.15 Within these overall hours of operation the yoga studio would be open for about 5-6 hours per day as the classes are not “back to back”.
- 5.16 On the basis of the above it is highly unlikely that the proposal would cause any nuisance or disturbance to the amenities of the adjoining commercial properties or residential properties further afield.
- 5.17 Overall, the potential noise disturbance created by the proposed use would not result in an unacceptable impact upon the amenities of neighbouring properties or other occupiers as a result of noise disturbance.**

#### Transport & Access

- 5.18 There are no car parking spaces within the demise of the lower ground floor of this site and the previous Class A3 use was approved on site without any transportation objection in this regard.
- 5.19 The application site is well served by local buses and two underground stations and staff will be encouraged to use public transport or walk or cycle to the site.
- 5.20 Deliveries to the proposed use will be facilitated via the entrance door and the service road outside of the site.
- 5.21 For these reasons, the proposed development would not cause any harm to the surrounding highway network.**

#### Heritage Impacts

- 5.22 The application site is located within the Eton Conservation Area. Chapter 12 of the NPPF (para 128) states that when determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected including, any contribution made by the their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on the significance.

- 5.23 In accord with the NPPF and Conservation Area General Guidance the Applicant has assessed such matters within this Design and Access Statement including the possible environmental impacts of the scheme and how it sufficiently contributes to the surroundings and setting.
- 5.24 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context, "preserving", means doing no harm.
- 5.25 This change of use application results in no physical changes to the building to that which already exist and as a result there would be no harm to the appearance of the Conservation Area.
- 5.26 In terms of character this locality is in general terms commercial ground floors with uppers many of which are in residential use.
- 5.27 As a result the continued, albeit different, commercial use of the lower ground floor proposed in this application would be no harm to the character of the Conservation Area.
- 5.28 In addition it is submitted that in design terms the proposed development is in accordance with Council policies and the principles of good design identified within the NPPF and London Plan policy (Policy 7.8).
- 5.29 Furthermore the proposal would be in line with measures outlined within Council policies to ensure a satisfactory form of development, safe access and would preserve and not harm the appearance conservation area in line with the principles of the Eton Conservation Area Appraisal

## **6.0 Conclusion/Summary**

- 6.1 The proposal has been assessed alongside the key considerations confirmed in the NPPF and relevant local policies. It is compliant with the policy context as confirmed below:
- The planning application is for the change of use of the lower ground floor to a Class D2 indoor recreational activity (Class D2 (e) – Yoga Studio)).
  - This use is considered to be an acceptable land use in the lower ground floor of this site and there is policy support for Class D2 proposals to re-use such vacant space.
  - The floorspace is currently vacant, and in accordance with the NPPF and the Development Plan as the proposal will bring this floorspace back into use, providing employment opportunities, and access to additional leisure based activity.
  - This proposal ensures that the lower ground floor space within this overall site is used for an active use which is consistent with the objectives of the NPPF.
  - There are only limited internal alterations proposed to the floorspace proposed.

- The proposed use will cause no material harm to the neighbouring amenities of buildings or residential properties further afield.
  - The proposed use will have no material adverse effect on the area in terms of traffic generation and parking.
- 6.2 The relevant planning policy context encourages social and economic development in sustainable locations. This application proposal would also return this vacant floorspace to a beneficial and viable use whilst meeting a range of social objectives for increased indoor leisure activities in this sustainable location.
- 6.3 As such the proposal is entirely in accordance with the objectives of the Development Plan, and the NPPF.
- 6.4 **In the absence of any adverse harm arising, the development proposal should be granted planning permission in accordance with paragraph 12 of the NPPF which states that “*proposed development that accords with an up-to-date Local Plan should be approved*”.**