

Application ref: 2018/3324/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 3 December 2018

Development Management
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Peter Brett Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
149 Maple House
Tottenham Court Road
London
W1T 7NF

Proposal:

Details of cycle storage, sustainability statement and use management plan as required by conditions 3, 4, 5 of planning permission 2017/5648/P dated 01/06/2018 for Change of use of basement from retail (Class A1) to flexible use of retail (Class A1) and assembly and leisure (Class D2).

Drawing Nos: Cover letter dated 13/07/2018; CS-001; Sustainability Statement June 2018; Typical Drainage Flow Rates - Maximum; Servicing Management Plan August 2018; Pure Guy Travel Plan April 2018; Use Management Plan (revised) November 2018; Email from agent dated 21/09/2018.

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

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting permission:

As required by condition 3, details of cycle storage area for long term and short term have been provided and show 10 Sheffield Stands for 20 cycles as agreed part of parent planning application.

The location of the cycle facilities has been agreed as part of parent planning application for change of use. The basement car park is accessed via the entrance on Beaumont Place which is protected by barriers and monitored by CCTV. This area can be accessed by visitors via the existing vehicular entrance from Beaumont Place. Transport officers have reviewed the information provided and consider condition 3 can be discharged.

As required by condition 4, a sustainability statement was submitted to demonstrate how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development. Sustainable measures were undertaken in relation to mechanical ventilation and heating systems, lightening and water consumption. The information provided has been reviewed by sustainability officers and consider it acceptable.

As required by condition 5, details of the Use Management Plan and of consultation with University College London Hospital, 30-40 Grafton Way Tenants and Residents Association and ward councillors to inform the plan. The applicant has provided proof of consultation with the groups and the council undertook its own. There have been no comments from the groups in relation to the Use Management Plan.

The Use Management plan indicates that PureGym would occupy the premises, and would provide a variety of facilities. The gym would be in operation on 24-hour basis, and would have up to 20 full time/part time members of staff. The visitor numbers are expected to vary depending on the time of the day, with peak times during the weekdays between 5pm-7pm, with an average of 13 visitors per hour on a weekday and 9 per hour on a weekend.

The application site is located in a busy part of Central London and mainly surrounded by commercial uses. The gym does not provide any dedicated car parking and due to the central location it is expected that the majority of visitors would travel by foot or by using suitable modes of transport.

In order to manage customers and visitors and any potential noise impact within and outside the site, the entry to the gym would be made via entry pod and unique PIN number for each member, extensive CCTV system 24 hours designed with Crimewave Solutions, help points connected to alarm receiving centre with 24 hour staff assistance. As such, in the event of disturbance and nuisance within the site or outside it, this would be easily identifiable and allow for direct action to be taken.

In order to allow adequate way of dealing with complaints from third parties in respect of the operation of the gym, the Use Management Plan has been revised to include details of the monitoring system.

In light of the above, it is considered that sufficient information has been

provided to demonstrate compliance with the requirements of condition 5, and therefore this can be discharged.

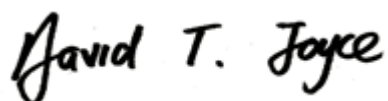
- 2 There are no outstanding conditions to be discharged in line with the parent planning application ref no 2017/5648/P.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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