



**Town & Country
Planning Law**
L I M I T E D

DESIGN AND ACCESS (& PLANNING) STATEMENT

Applicant: VANDA VUCICEVIC

**Application Site: BROMLEY PARK GARDENS ESTATES
LTD. 225a BRECKNOCK ROAD
LONDON N19 5AA**

**Proposal: CHANGE OF USE FROM A1/B1 TO D2
(YOGA AND PILATS STUDIO)**

Our Ref: TC/0278/PP

Date: 5th DECEMBER 2019

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ENCLOSURES

1. - Site Location Plan.
2. - Planning Application Form
3. - Proposed and Existing Plan

1.0 INTRODUCTION

This statement is submitted by **TOWN & COUNTRY PLANNING LAW LTD** in support of planning application for change of use from **A1/B1 TO D2 (YOGA AND PILATS STUDIO)**. The statement provides a description of the site and its surroundings, the proposal, design & layout, policy and planning considerations.

This statement is written in accordance and in full conformity with the requirements set for planning applications as amended in the Town and Country Planning (general Development Procedure) Order 2006, and guidance on changes to the development control system, DCLG 2006

2.0 SITE LOCATION AND DESCRIPTION

The application site is a three storey property located on Brecknock Road. The proposed development relates to the ground floor of the property. The area is characterized by mix development and largely dominated by A1s and A2s retail activities.

The site is not in a conservation area and the property is not listed.



Photo showing site location



The arrow on the photo shows the proposed development site 225A Brecknock Road

3.0 THE PROPOSAL

The applicant seeks a planning application for a change of use from retail A1 / office B1 to Yoga and Pilates Studio (D2).

The proposal seeks to change the whole ground floor into a yoga and pilates studio

The studio opening times would be:

Mondays to Fridays: 7.00am - 9.45pm

Saturday 7am – 8pm

Sunday 7am – 9pm

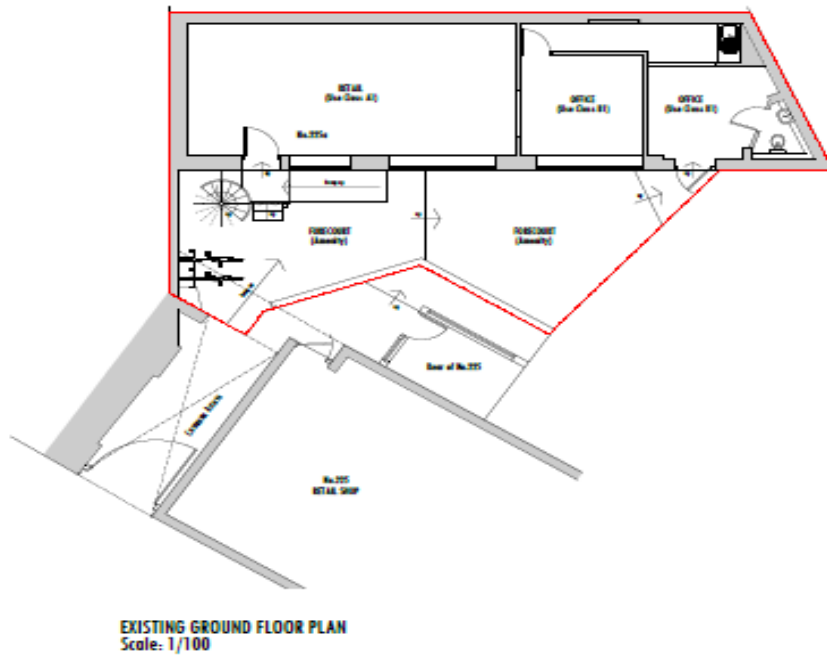
4.0 DESIGN, ACCESS AND LAYOUT

Design: The proposed design would retained most of the existing features of the building.

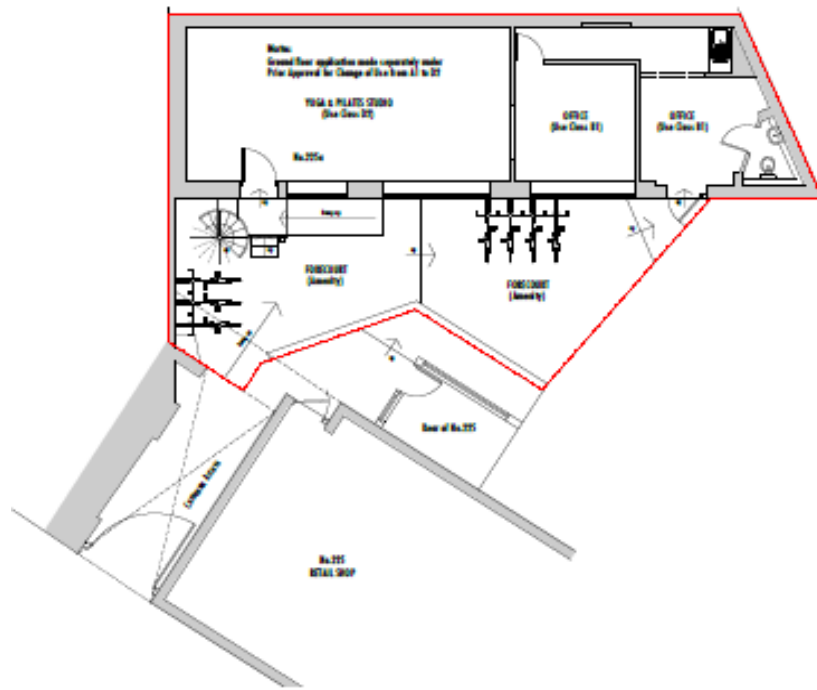
Access: The existing access via Brecknock Road to the property would be maintained.

Layout

The proposed layout would consist of two floors; the ground and first will remain unchanged.



Drawing showing existing ground floor plan



PROPOSED GROUND FLOOR PLAN
Scale: 1/100

Drawing showing existing ground floor plan

5.0 POLICY CONSIDERATIONS

National Planning Policy Framework 2019

Paragraph 80

Paragraph 85

The London Plan 2016

Policy 2.15 – Town Centres

Camden Local Development Framework 2010

Policy DP1 – Mixed use development

Policy DP10– Helping and promoting small and independent shops

Policy DP12– Supporting strong centres

6.0 PLANNING CONSIDERATIONS

The main planning issues in this application relates to:

- 1- Impact on the vitality and viability in terms of loss of retail floor
- 2- Impact on transport, highway and parking
- 3- Impact on the environment in terms of waste management
- 4- Impact on neighbouring amenities /uses in terms of noise , nuisance and disturbances
- 5- Local demand

1- Impact on the vitality and viability in terms of loss of retail floor

Advice in Paragraph 85 of NPPF states that, planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.

Furthermore, Paragraph 104 of NPPF emphasize that, planning policies should:

a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

The proposed change of use would complement the existing and therefore would contribute to the vitality and viability of the area.

The proposed change of use will not result to loss of key retail floor space. As part of this application we propose the existing D2 use at 129 Fortess Road is changed to A1 ensuring the high street gains a key A1 use and that no additional D2 premises are loss. The existing business at this site would move to an ex-betting shop also around the corner meaning that currently empty unit are filled supporting the vitality and viability of the local shopping centre. These changes are supported by the owner and landlord who owns all the buildings.

2- **Impact on transport, highway and parking**

The proposed change of use (Pilates and Yoga Studio) will be a low impact generating business activities. Classes will run periodically, between the hours of 7am - 9.45pm Mondays to Fridays, 7am – 8pm on Saturdays and 7am – 9pm on Sundays.

The current premises are used by 400-500 people a week spread between 50 classes and it is estimated that the number will grow slightly to 600. Customers will attend the classes individually, there will be no crowd or clients congregating as a group on the site or premises. Classes are held in the morning, lunchtime, afternoon and evenings. Customers are mostly local residents who will be on their way to or from work, most customers would be arriving on foot, by bicycle or public transport. Those travelling by public transport will use nearby bus service or Tufnell Park Tube line.

The proposal is in favour of sustainable development which encourage greener modes of transport and travelling. The site will be equipped with secure bike parking/locking spaces on site.

It is considered that the proposal would not result to any significant impact on transport, highway and parking in the area.



The photo shows the site indicated by the arrow and two bus right stops next to the site



The photo shows the site indicated by the arrow and Tufnell Park Tube station close to the site

3- Impact on the environment in terms of waste management

The proposed use would not generate any industrial waste compare to retail uses where there are constant deliveries and disposal of packaging material waste, etc. Also. The proposal will not generate industrial waste, If there is any waste, it will be managed by the applicant, the site has a waste and recycle service area

4- Impact on neighbouring amenities /uses in terms of noise, nuisance and disturbances

The main activities that would be conducted on site would be Yoga, these activities and Pilates help develop strength, balance, flexibility, posture and good breathing technique. Pilate exercises are performed in a flow of movement and use of a low wattage speaker. Consequently, there is hardly any noise conceivable that will be audible outside the studio area.

It is consider that the proposed use would not have a significant impact on neighbouring amenities in terms of noise, nuisance and disturbances.

5- Local demand

The proposal is overwhelmingly supported by local residents, this is an evident that demand for the services are very high.

Attached as to this statement as appendix are letters of supports from local residents.

7.0 CONCLUSION

The proposed development would not affect the character and the appearance of the area in terms of design, neighbouring impact or transport and highways impact.

In the absence of any known planning related impact, the proposal should be granted planning permission in accordance with the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, which states that Local Planning Authorities are required to determine planning applications

in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise