

Units 3 and 4, Spectrum House - 2019/4420/P



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Site photos



1. Aerial view (Unit 3 & 4, at ground floor level, outlined in green)



2. View from access mews looking north towards Units 3 & 4 (right of image) and boundary wall separating Spectrum House from the properties on Glenhurst Avenue



3. View from access mews looking north towards boundary wall and 15 and 17 Glenhurst Avenue beyond. (above)



4. View from access mews looking south towards Gordon House Road (above)



5. View inside Unit 4 (above)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	25/10/2019
		N/A	Consultation Expiry Date:	03/11/2019
Officer			Application Number(s)	
David Peres Da Costa			2019/4420/P	
Application Address			Drawing Numbers	
Units 3 and 4 Spectrum House 32 - 34 Gordon House Road London NW5 1LP			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use of Units 3 and 4 from office use (Class B1) to gym (Class D2).				
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	10	No. of objections	10
Summary of consultation responses:	<p>A site notice was displayed from 04/10/19 to 28/10/19 and the application was advertised in the local paper on 10/10/19 (expiring 03/11/19).</p> <p>Ten objections were received by occupiers of 7, 9, 11, 15, 17, 19 (2), 20, 21 and 23 Glenhurst Avenue and the following issues were raised:</p> <p>Overlooking: This property is on the same level as a bedroom and about 10m away. From the property you can see directly into the bedroom. Gym members (on exercise bikes / cross trainers) unavoidably peering into the bedroom (19 Glenhurst Avenue); visual intrusion into Glenhurst Avenue houses, especially no 19; Concerned about the proximity of the gym; loss of privacy for those whose houses abut on to 3-4 Spectrum House.</p> <p><i>Officer's comment: The gym would be located in units 3 and 4 which are at ground floor level. The windows of these units face towards a blank rear wall of the neighbouring property (Gordon House, 6 Lissenden Gardens). These windows do not face towards Glenhurst Avenue and any oblique views from the ground floor windows would be towards the 3m high northern boundary wall.</i></p> <p>Noise: The prospect of a gym with the noise that involves and increased access is of serious concern; increased volume of noise, especially at weekends; Increased noise from gym members coming and going between the hours of 6pm-11pm; Noise (music) from classes (the windows of Units 3 and 4 aren't double glazed) until late; any sounds or noises the gym must be controlled to prevent them affecting my house; Some of the proposal timing means noise will start very early ~6am and finish late ~20:00 which is an unacceptable erosion of our living conditions environmentally; direct, reflected and 'thumping sounds' being transmitted because of high energy music; Class start and finish will result in noisy interludes.</p> <p><i>Officer's comment: The submitted noise report concludes that noise associated with the coming and goings of patrons associated with the proposed fitness centre would not harm neighbouring amenity. The noise reports confirms that predicted break out noise to residential dwellings would fall within acceptable limits. The noise report has been reviewed by the Environmental Health who have confirmed it is acceptable. Noise conditions would ensure that Camden's noise thresholds were not breached. In addition, there would be a condition restricting the operating hours and a management plan secured by legal agreement would ensure that neighbouring amenity would be protected.</i></p>					

Transport impacts: Any such short term recreational use would also increase the need for parking, and possible traffic in the street; There will be traffic in what is already a busy area - no parking restrictions after 10-12 in the local area; will also result in increased pressure on parking spaces in the Glenhurst / Lissenden area.

Officer's comment: It is anticipated that many of the people attending the classes would work either at Spectrum House or nearby. Gordon House Road has restrictions on parking between 8am and 6.30pm Monday to Saturday. The gym is relatively small (class capacity 28), therefore the transport impacts are likely to be minimal. Transport have reviewed the application and raised no objection.

Sufficient gyms / gym is unnecessary: There are already more than sufficient gym facilities in the locality this change is completely unnecessary. Within yards there is a gym at the local pool. There is another private gym in Highgate Road East (yards away again). Then there is a Pure Gym by the Murphy's Yard and yards from that another gym in the buildings on Highgate road. (not counting the Council Gym and swimming pool within a half mile of this proposed location.

Officer's comment: the inclusion of a gym is intended to improve the overall letability of Spectrum House. The proposal gym would enhance the quality of the office floorspace available within Spectrum House.

Glenhurst Avenue Residents' Association - Object

The Glenhurst Avenue Residents Association would like to support No 19's objection to the proposal. That family, and others in that part of the street, will have to endure at close quarters a great deal of noise and activity outside working hours. This is not the case at present. The rest of us in the street will encounter an increase in traffic caused by customers coming to and leaving the gym. In addition, parking for residents, which is often difficult, will become much more so if the new enterprise opens just round the corner.

Officer's comment: The submitted noise report concludes that noise associated with the coming and goings of patrons associated with the proposed fitness centre would not harm neighbouring amenity. The noise reports confirms that predicted break out noise to residential dwellings would fall within acceptable limits. The noise report has been reviewed by the Environmental Health who have confirmed it is acceptable. Noise conditions would ensure that Camden's noise thresholds were not breached. The gym is relatively small (class capacity 28), therefore the transport impacts are likely to be minimal. A gym management plan would be secured by legal agreement. This would need to set out how car use would be discouraged.

Dartmouth Park Neighbourhood Forum - comment

The draft Plan therefore contains the following policy (CE4a) that supports keeping buildings in office use:

resisting proposals for change of use from existing office and business uses to other uses not included in use class B1 (Business) unless it has been demonstrated that the site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time (and not less than 12 months);

The application in respect of the gym contains assertions that the units that would be the gym have been unoccupied for a number of months, but there is no indication of what marketing activities have been undertaken, or for how long. The applicant should be asked to demonstrate that an office use is no longer viable, in accordance with the draft policy.

We are also concerned that the proposed hours of operation of the gym (from 6 am to 8 pm) would unduly disturb local residents, in particular those in Glenhurst Avenue.

Officer's comment: Of the 5,000sqm of floorspace across Spectrum House, just over 1500sqm in 14 units is vacant. This equates to 34% of the overall available floorspace at Spectrum House. There are vacant unit sizes available in Spectrum House of between 34sqm and 369sqm which are available to accommodate a range of businesses. The available floorspace has been marketed continuously since the completion of the purchase by the applicant (July 18) and prior to that by Workspace Group. The available

**CAAC/Local groups*
comments:**

*Please Specify

space is being let by multiple agents including Strettons, Edward Charles and Prime Location. Letters from the agents have been submitted confirming the marketing undertaken and the level of interest in Units 3 and 4. These units are separated from the main complex, accessed by the side mews. The planning submission states this location reduces their attractiveness for a business occupier. Units 3 and 4 have been marketed at circa £31 per square foot (psf). BPS (surveyors) were requested by officers to assess whether this was a realistic rent for this part of London. They undertook a review of recent lettings in NW5. Based on the range of rents achieved for non-refurbished units, BPS confirmed £31 psf is in line with this. The change of use equates to 5% of the overall floorspace. The loss of 5% of B1 office space is considered to be relatively minor. Moreover, the inclusion of a gym is intended to improve the overall letability of Spectrum House.

The operating hours of the gym would not harm neighbouring amenity. Further details of the impact on neighbouring amenity in relation to noise is provided in paragraph 2.15-2.25 below.

Site Description

The site is a part 3 storey and part single storey building on the north side of Gordon House Road. The building is in office use (Class B1a). The application relates to units 3 and 4 which are units at the rear of the office building close to the rear boundary of the site. To the north of the site are dwellinghouses on Glenhurst Avenue. Units 3 and 4 are accessed from a vehicle access which runs down the west side of the building.

The site falls within the Dartmouth Park Conservation Area and within the area of the Dartmouth Park Neighbourhood Forum.

Relevant History

Unit 5, Spectrum House

2019/4187/P: Change of use of from office (Class B1a) to cafe (Class A1). Granted

8701134: Formation of a new vehicular access to provide on-site parking loading and turning space. Granted 08/05/2003

8802321: Construction of a two storey building at rear to provide additional units for Class B1 of the Town and Country (Use Classes) Order 1987. Granted 08/12/1988

Unit 1, Spectrum House

PE9900311: The change of use from workshop/office (Class B1) to training centre (Class D1). Granted 08/07/1999

Unit 2, Spectrum House

PE9900576: The change of use from workshop/office (Class B1) to martial arts studio (Class D1). Granted 14/10/1999

PEX0200238: Alterations to the windows and refurbishment of entrance steps on the southern elevation and alterations to the inner courtyard including installation of external spiral staircase on north elevation, security lighting, planting and minor alterations to some windows and doors. Granted 21/05/2002

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Draft London Plan consolidated suggested changes version (July 2019)

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy C3 Cultural and leisure facilities

Policy E1 Economic development

Policy E2 Employment premises and sites

Policy A4 Noise and vibration

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Camden Planning Guidance

Amenity CPG (March 2018)

Community uses, leisure and pubs CPG (March 2018)

Employment sites and business premises CPG (March 2018)

Assessment

1. Proposal

- 1.1. The application seeks approval for the change of use of units 3 and 4 from office use (Class B1) to gym use (Class D2). No changes are proposed to the external appearance of the units. The total floorspace subject to the change of use is 225sqm.
- 1.2. The intended occupier of the unit is F45 Training who would provide a programme of classes led by fitness instructors. To enable attendance at the fitness centre a class must be pre-booked. Class capacity is limited to 28 members at any one time.
- 1.3. The proposed class times would be as follows
 - Monday to Friday: seven 45 minute classes starting from 6am to 9am; one 45 minute class at 12.30pm; and two 45 minute classes from 6pm to 8pm
 - Saturday: four 60 minute classes from 8.30am to 1.15pm
 - Sunday: two 45 minute classes from 10am to 12pm

2. Assessment

- 2.1. The main issues are land use, amenity and transport.

2.2. Land use

2.3. Loss of employment floorspace

- 2.4. In line with Policy E2 of the Local Plan, the Council resists loss of employment floorspace unless it can be demonstrated to the council's satisfaction that the space is no longer suitable for its existing business use, and that the possibility of retaining its business use has been fully explored. Where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. The applicant must submit evidence of a thorough marketing exercise, sustained over at least two years. The premises should be marketed at realistic prices, include a consideration of alternative business uses and layouts and marketing strategies, including management of the space by specialist third party providers.
- 2.5. The planning submission states that Spectrum House has a significant level of vacancy. Of the 5,000sqm of floorspace across Spectrum House, just over 1500sqm in 14 units is vacant. This equates to 34% of the overall available floorspace at Spectrum House. The vacant unit sizes range between 34sqm and 369sqm. The available floorspace has been marketed continuously since the completion of the purchase by the applicant in July 2018 and prior to that by Workspace Group. The available space is being let by multiple agents including Strettons, Edward Charles and Prime Location. Letters from the agents have been submitted confirming the marketing undertaken and the level of interest.
- 2.6. The planning submission states that one of the significant impediments to letting space in Spectrum House is the lack of on-site services to serve the individual units. This is in

contrast to comparable business complexes, notably Highgate Studios which is fully let. Highgate Studios offers café space for staff and visitors, a gym and a nursery. Likewise, providers such as WeWork offer complementary uses within an office complex, including food and beverage and fitness facilities. Spectrum House is not currently served by any accompanying facilities to support the function of the primary office floorspace on site. However, planning permission was recently granted (18/12/2019) for the change of use of unit 5 to a café (ref: 2019/4187/P). This consent was also intended to improve the letability of Spectrum House. The approved change of use to a café was complimentary to the current proposal and together the proposed gym and the approved café is intended to provide a good standard of on-site services.

- 2.7. The previous occupiers left Unit 4 in January 2019 and the unit has been vacant for 8 months. Despite attempts to let, there has not been any interest. Units 3 and 4 are separated from the main complex, accessed by the side mews. The submission states this reduces their attractiveness for a business occupier. The affected units are currently vacant, so no businesses would be displaced. Units 3 and 4 have been marketed at circa £31 per square foot (psf). BPS (surveyors) were requested by officers to assess whether this was a realistic rent for this part of London. They undertook a review of recent lettings in NW5. Based on the range of rents achieved for non-refurbished units, BPS consider £31 psf is in line with this.
- 2.8. The change of use equates to 5% of the overall floorspace. The loss of 5% of B1 office space is considered to be relatively minor. Moreover, the inclusion of a gym is intended to improve the overall letability of Spectrum House as a whole. The gym would provide a useful amenity use for the occupiers of the office units in Spectrum House. The proposal would enhance the quality of the office floorspace available within Spectrum House, providing a key facility that is becoming increasingly popular within new employment floorspace across London. This enhancement is considered to improve the flexibility of the office floorspace, attracting a wider variety of potential occupiers, to the material enhancement of the ongoing appeal and desirability of the office space within Spectrum House.
- 2.9. While the units have not been marketed for two years (as set out by Policy E2), taking into account the intention to improve the overall letability of Spectrum House, the change of use would be in line with the objective of Policy E2. Moreover, officers consider the change of use has been sufficiently justified in accordance with Policy E2. Given the aim of the change of use is to improve the overall amenity and tenancy of the building, Economic Development have raised no objection to the loss of employment floorspace.
- 2.10. Gym Use
- 2.11. Fitness centres and gyms are considered to be leisure facilities. Policy C3 acknowledges the value provided by leisure facilities. Policy C3 states that 'smaller facilities' may be appropriate anywhere in the Borough providing they do not have an adverse impact on the surrounding area or the local community. The total floorspace of the proposed gym is 225sqm and is considered to be a 'smaller facility'. The provision of a gym would accord with Policy C3 provided the impact on neighbouring amenity is acceptable.
- 2.12. Amenity**
- 2.13. Class capacity is limited to 28 members at any one time. Members are not permitted to attend the gym freely and must pre-book a class online before attending. This approach would ensure there is not a continuous movement of gym members at the complex. Music would be played during the classes.

2.14. Noise

2.15. The proposal will feature a rubber floor to minimise internal noise from the music and gym equipment and the windows and doors would be kept closed as often as practically possible to minimise noise leakage. This will ensure that the amenity of surrounding uses is protected, in accordance with Local Plan Policy A1. To protect neighbouring amenity a condition restricting the hours of use is recommended. In addition, a gym management plan would be required. This would be secured by legal agreement. The management plan would set out details of how the gym would be operated and the mitigation that would be put in place to ensure the gym did not harm neighbouring amenity. The management plan would set out a complaints procedure.

2.16. A noise impact assessment has been provided. Operational noise is likely to be characterised by dynamic noise created by the fitness session and any music played during the session.

2.17. A background noise survey determined the typical daytime (45dB) and night-time (35dB) background noise levels.

2.18. *Noise associated with customer movements*

2.19. The entrance to the proposed gym is directly onto a Mews. The nearest noise sensitive property is located on Glenhurst Avenue, where there is a row of terraced properties with rear windows that overlook the entrance to Units 3 and 4. To ensure a “worst case” assessment of noise generation associated with the gym, it is assumed that the peak hour customer attraction of 25 customers will arrive and then depart the centre within a one-hour period. For additional rigour, it has been assumed that customers would arrive in pairs, and their arrival/departures would therefore include conversational noise. On this basis, calculations indicate that the residential nearest window on Glenhurst Avenue overlooking the entrance to the fitness centre would experience a sound level of 37dB LAeq, 5min and 56dB LAm_{ax}, fast. Noise levels likely to be generated by the patron access/egress are around 13dB lower than the existing LAeq values for the most sensitive periods of operation, 0600hrs – 0700hrs and 1900hrs – 2000hrs respectively. This demonstrates that noise associated with the coming and goings of patrons associated with the proposed fitness centre will be insignificant in the context of existing noise levels. It is therefore concluded that noise generated by the comings and goings of customers would have no significant or other adverse noise impact on health and quality of life in this busy urban location.

2.20. *Gym Noise Levels*

2.21. In order to obtain robust data of operational music noise levels within a similar gym to that proposed at Spectrum House, noise measurements were taken at an existing operational F45 gym in Chiswick. During the 15 minute measurement period the ambient noise within the gym consisted predominantly of high energy amplified music noise and the instructor’s voices. Whilst free weights and other equipment were used during the class they were inaudible due to the dominance of music noise levels.

2.22. The noise report demonstrates that the predicted gym noise levels within the offices would be compliant with the NR35 assessment (noise rating curve assessment) criterion in all Units and are as low as NR29. When compared with the measured background noise levels within existing empty office units there are exceedances. However, it is likely that the actual background noise levels will be higher than the measured values, particularly during ‘normal’ office hours when the prevailing background noise in the vicinity (road traffic noise

and noise from plant and servicing) would be elevated. In addition, there will not be any classes during traditional core working hours (no classes between 9am and 12:30pm and 1:15 and 6pm). This will reduce any potential impact upon occupiers of the offices.

2.23. *Predicted Break Out Noise to Residential Dwellings*

2.24. The noise report calculates noise breakout from the gym's music noise levels by correcting for glazing and distance attenuation. The resultant predicted value meets the LB Camden's night-time assessment criterion of 45dB LAeq, 5min for entertainment noise set out in Table D of Appendix 3 'Noise Thesholds' of the Local Plan. The noise report has been reviewed by Environmental Health officers and no objections have been raised to the proposed gym subject to the imposition of conditions ensuring the Council's noise levels would not be breached.

2.25. Overlooking

2.26. The gym would be located in units 3 and 4 which are at ground floor level. The windows of these units face towards a blank rear wall of the neighbouring property (Gordon House, 6 Lissenden Gardens). To the north of the units and the access mews, there is a 3m high brick boundary wall. Beyond the northern boundary are the gardens and rear elevations of 15 and 17 Glenhurst Avenue. The windows on the rear elevation are approximately 6m from the boundary wall with Spectrum House. When standing close to the northern boundary, the 3m high boundary wall prevents any overlooking of windows at these properties. Users of the access mews are only able to view the rear windows of 15 and 17 Glenhurst Avenue when they are stood a significant distance from these properties (i.e. more than 17m from these windows). The proposed gym and any increase in the number of people in the access mews would therefore not result in any harmful overlooking of these properties.

2.27. **Transport**

2.28. The applicant has full control over the courtyard and side vehicle access. Parking is strictly limited to those with parking permits who operationally require parking as part of their business operating at Spectrum House. People accessing the gym will not be able to park (unless they are already entitled to do so).

2.29. It is anticipated that many of the people attending the classes would work either at Spectrum House or nearby. The site is well served by bus links from West Hampstead, Kentish Town and Tufnell Park tube stations are only 11 minutes on foot and Gospel Oak overland is a 2 minute walk. The site is within a Controlled Parking Zone CA-U.

2.30. The development would need to be car-free in accordance with Policy T2. This would be secured by legal agreement and would prevent future occupiers from obtaining on-street parking permits.

2.31. Secure cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the Draft London Plan. The London Plan standards are shown below.

	Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
D2	1 space per 8 FTE	1 space per 100 sqm

gymnasium	staff	
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2.32. Policy T1 seeks to secure cycle parking facilities exceeding minimum standards outlined within the London Plan. Therefore four cycle spaces would be required. There is sufficient space in the access mews for the provision of cycle parking. The provision of secure cycle parking would be secured by condition.

2.33. Conclusion

2.34. Grant planning permission subject to s106 legal agreement

2.35. Heads of terms:

- 1) Car free
- 2) Gym management plan

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27th January 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Application Ref: **2019/4420/P**

22 January 2020

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Units 3 and 4
Spectrum House
32 - 34 Gordon House Road
London
NW5 1LP**

Proposal:

Change of use of Units 3 and 4 from office use (Class B1) to gym (Class D2).

Drawing Nos: Location Plan; Noise Impact Assessment prepared by Mayer Brown dated October 2019; Covering letter prepared by Daniel Watney LLP dated 16th August 2019; 011

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan; Noise Impact Assessment prepared by Mayer Brown dated October 2019; Covering letter prepared by Daniel Watney LLP dated 16th August 2019; 011

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Noise below background noise levels

(a) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the gym use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

(b) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the gym use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Hours of use

The use hereby permitted shall not be carried out outside the following times: 06:00 to 20:00 hours Mondays to Fridays; 08:30 to 13:15 hours on Saturdays; and 10:00 to 12:00 hours on Sundays. The use hereby permitted shall not be carried out on Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

5 Cycle store

Before the development commences, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Noise condition informative

In relation to Condition 3, the background level should be expressed in terms of the lowest LA90, 15mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm and shall be representative of the activity operating at its noisiest.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that any air-conditioning units associated with the gym use will require planning permission. Such an application would need to be supported by an acoustic report.

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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION