

7th October 2021



Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR EXTERNAL ALTERATIONS – 177 FINCHLEY ROAD,
LONDON NW3 6LB**

Please find enclosed a planning application for external alterations and the installation of plant at 177 Finchley Road. This application is submitted on behalf of Pure Gym Limited, the intended occupier of the site.

The application site is located to the south side of Finchley Road (A41) within the boundaries of the town centre at Swiss Cottage. It comprises a ground floor/basement unit that forms part of a seven-storey building known as Chalford House. There is service access to the rear via Fairfax Road. The site has most recently been occupied by Iceland. In May 2021, the Council issues a Certificate of Lawfulness (ref. 2021/1256/P) which confirmed that the use of the application site as a gym within Class E would be lawful. This application now seeks permission for the external works required as part of the site's conversion to a gym.

The proposed works comprise replacement of the existing shopfront, insertion of automated bi-parting folding doors (to replace to existing sets of double doors) and the installation of a stall riser to conceal the difference in internal and external levels. To the rear elevation, existing windows at ground floor will be removed and replaced with new windows to match the existing (security bars will be removed to one window) and at basement level an existing mesh plant enclosure within the covered delivery bay will be replaced with a similar, enlarged enclosure. Existing plant within the enclosure will be removed and replaced with new air-conditioning plant.

These minor works will have limited impact on the design and appearance of the application site. Proposed works to the front elevation will refurbish and modernise the shopfront to Finchley Road whilst works to the rear will match the existing, including the plant compound which is largely concealed within the structure of the existing building.

This application is supported by a Plant Noise Assessment prepared by Anderson Acoustics. This considers the impacts of the proposed plant on noise-sensitive properties and finds that plant noise emissions will be within acceptable parameters, subject to appropriate mitigation. As such we consider that the proposal accords with the relevant provision of Policies D1 ('Design'), D3 ('Advertisements') and A4 ('Noise and vibration') of the Camden Local Plan.

If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,

JONATHAN WADCOCK
Director

www.urbanagile.co.uk