

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 March 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Churchill	
Subject of Report	32 Gatliff Road, London, SW1W 8QQ,		
Proposal	Use of the ground floor unit as a mixed cafe, shop and fitness studio (sui generis).		
Agent	Firstplan		
On behalf of	Camilla Crown Design Ltd & Paola' s BodyBarre		
Registered Number	16/12154/FULL	Date amended/ completed	21 December 2016
Date Application Received	21 December 2016		
Historic Building Grade	Unlisted		
Conservation Area			

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application relates to the ground floor commercial unit located at the northern end of Hepworth Court (formerly known as 'Building F') within the predominantly residential Grosvenor Waterside development. Permission is sought for use of this unit (190sqm) for mixed cafe, shop and fitness studio (sui generis) purposes.

Permission was originally granted (as part of the redevelopment of the former Gatliff Road depot site) for use of this unit as a restaurant (Class A3). The unit has never been occupied for A3 purposes; it has instead been used as a marketing suite for Grosvenor Waterside and more recently as a retail (interior design) showroom (Class A1).

The application has been submitted on behalf of Paola's BodyBarre who first established in March 2014 and now operate in 9 other locations in London. The fitness classes offered are a blend of ballet and Pilates. There will be up to 10 classes a day Monday to Friday and 4-6 classes a day on weekends with class sizes of up to 18 people. It is intended that the space will be used flexibly with a café area (up to 24 covers) retail area, studio space and private physiotherapy rooms. There will be 10 members of staff and it is proposed that the fitness studio would be open 06.00-22.30 Monday to Friday, 08.00-20.30 on Saturday and 10.00-20.00 on Sunday.

Objections have been received from Cllr Williams and residents of Gatliff Close and Grosvenor Waterside on highways safety, parking and amenity grounds. The residents are particularly concerned that the new fitness studio will generate additional vehicular traffic which will further worsen the on-going problems of pedestrian safety and unauthorised parking in Gatliff Road.

There will be no car parking spaces provided within Grosvenor Waterside for BodyBarre staff or clients. Anyone arriving by car will be turned away at the entrance of Gatliff Road by Grosvenor Waterside Estate Management staff. BodyBarre have submitted an Operational Management statement as part of their application which sets out measures for discouraging clients from driving to the site. Membership packs will provide studio members with information on how to get to the studio via public transport and on foot. It will also be made clear to members that there is no parking on site and that they will be fined if they attempt to do so. It should be noted that Gatliff Road is a private road and that the enforcement of parking controls along here is the responsibility of Estate Management staff.

There will be a single small/medium size food vehicle delivery daily. This will take place either at grade or via the basement servicing area for the Grosvenor Waterside development as a whole. The current Estate Management regime restricts servicing deliveries to no earlier than 08.00am. There are no planning restrictions on servicing and deliveries to this unit.

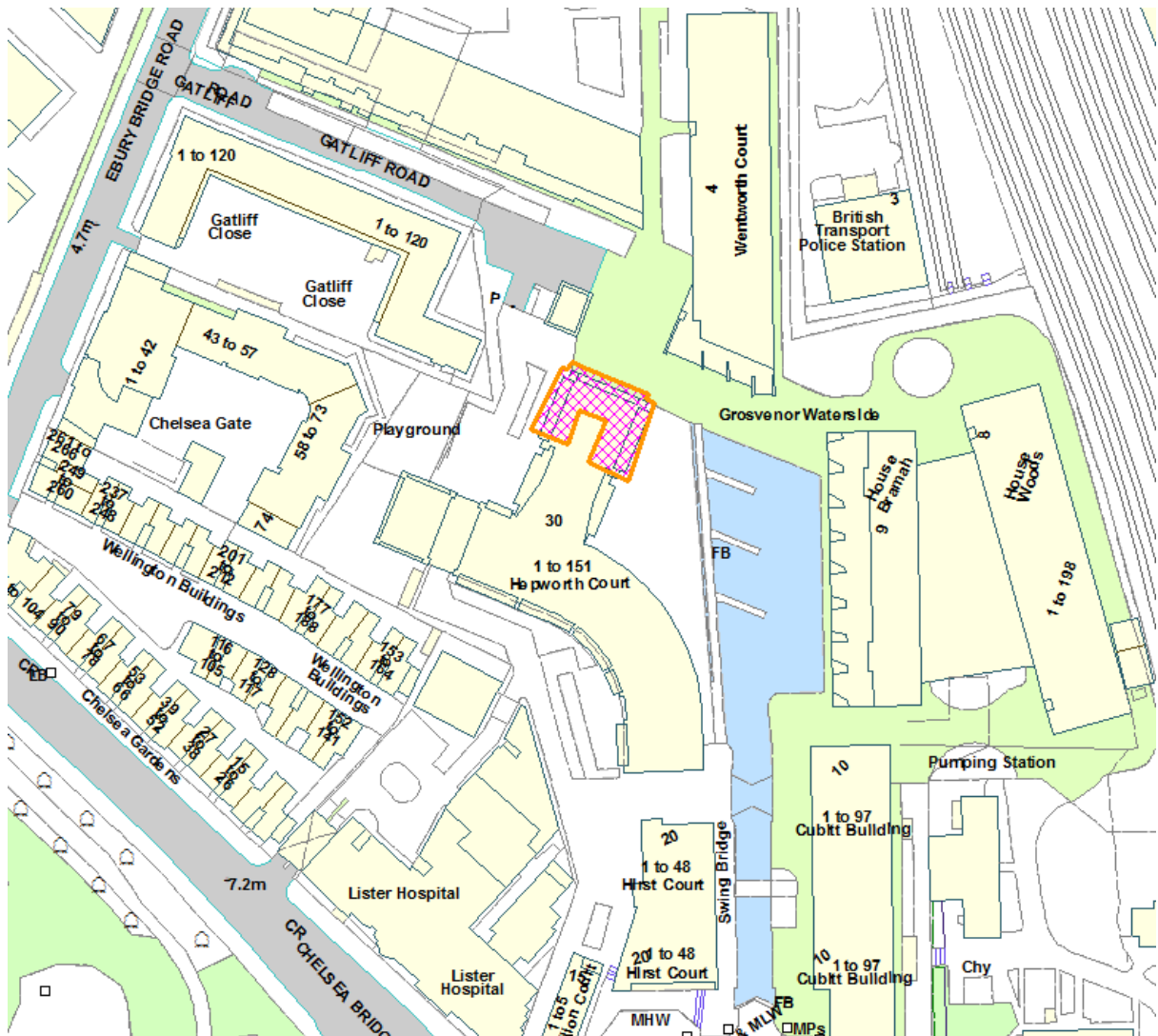
Temporary waste and recyclable storage will be provided within the unit itself. Waste and recyclables will then be moved to the Grosvenor Waterside communal waste and recycling store in the basement from where it is collected on a daily basis by the Council. Staff and clients will also be able to use the basement level communal cycle parking facilities and the surface level bike stands around the development; there is a row of bike stands immediately adjacent to the unit.

The proposed opening hours are considered reasonable given that the existing Grosvenor Waterside Health and Fitness spa at 7a Gatliff Road (underneath the landscaped podium between Bramah House and Woods House formerly known as Building C) is open daily from 06.00-23.00 hours.

The proposed use will provide a mix of A1 retail, A3 restaurant and D2 fitness studio; all of which are uses approved as part of the original Grosvenor Waterside masterplan. Concerns about the potential impact on other existing café businesses within Grosvenor Waterside are not a material planning consideration.

The proposal is considered acceptable in highway and amenity terms and accords with Unitary Development Plan (UDP) policies and Westminster City Plan policies and is therefore recommended for approval subject to conditions.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

COUNCILLOR WILLIAMS:

There should be conditions attached ensuring that there are no new parking facilities and no increase in traffic as a result of the proposed use.

WESTMINSTER SOCIETY:

No objection.

HIGHWAYS PLANNING:

Waste storage and cycle parking should be secured by condition

CLEANSING MANAGER:

Waste storage should be secured by condition

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 340

Total No. of replies: 5

No. of objections: 5

Objections from individual residents and on behalf of the Gatliff Close Resident's Association and Grosvenor Waterside Resident's Committee on the following grounds:

HIGHWAYS

- Will generate more vehicular traffic, cyclists and pedestrians
- Will worsen vehicular/pedestrian conflict and safety on Gatliff Road
- On-going concerns about parking on the estate
- There should be no valet parking

AMENITY

- Potential disturbance from deliveries which should not be before 8am
- Air pollution from additional traffic and idling vehicles

OTHER

- Potential detrimental impact on existing café business in Grosvenor Waterside
- Already a gym in Grosvenor Waterside
- Gatliff Road is a private road which is repaired and maintained at residents expense

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. RELEVANT PLANNING HISTORY

26 November 2002 – outline permission was granted for residential use with ancillary commercial development comprising fitness club, restaurant/cafe and public house, children's resource centre, hospital annex, street sweeper's depot, recycling centre, open space and roads: Variation of Conditions 11 and 12 of outline permission dated 1 March 2000 to extend the time limit for the submission of reserved matters (02/06883/OUT).

15 April 2003 - reserved matters approved for Building F (now known as Hepworth Court) part five/part seven/part eight storey building comprising a cafe, children's day nursery, health and fitness centre and 137 residential units (02/09164/RESMAT).

30 June 2005 - permission granted for alterations during the course of construction of Building F pursuant to reserved matters approval dated 15 April 2003 for the detailed design and external appearance, land uses and car parking (02/09164/RESMAT) namely: external alterations in association with the change of use of part ground floor from health and fitness centre to provide 12 additional residential units (149 residential units in total) (04/05073/FULL).

13 December 2005 - Permission granted for the use of part ground floor (vacant Class A3 unit) in Hepworth Court (Building F) as a residential marketing suite for a temporary period of three years (05/08256/FULL).

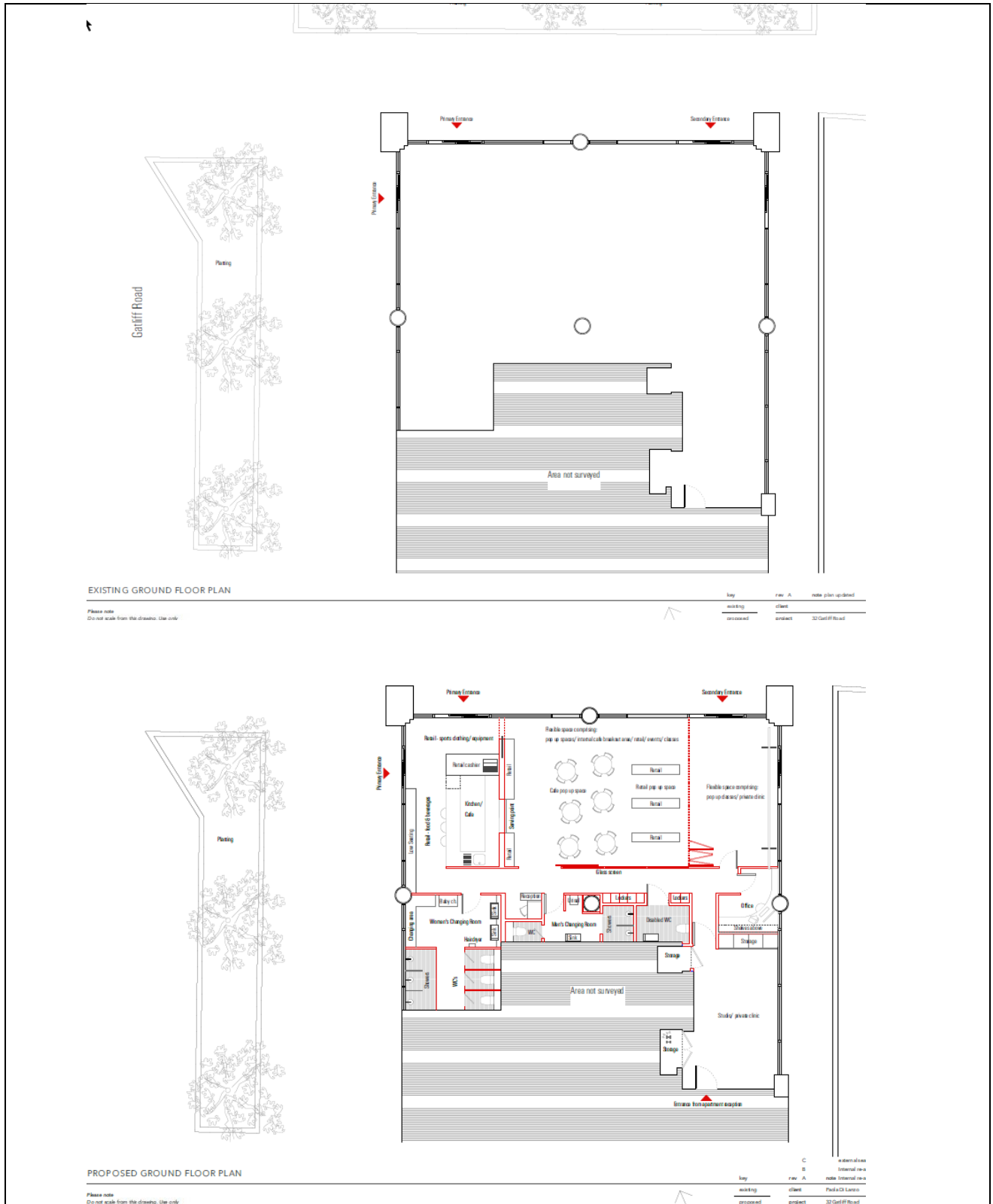
7. BACKGROUND PAPERS

1. Application form and Paola's BodyBarre Operational Management Plan
2. Councillor Jason Williams email dated 29 January 2017
3. Westminster Society on-line comment dated 10 January 2017
4. Highways Planning Manager memorandum dated 19 January 2017
5. Cleansing Manager memorandum dated 12 January 2017
6. Apartment 186 Woods House, 7 Gatliff Road on-line dated 3 February 2017
7. 25 Gatliff Close on-line comment dated 11 February 2017
8. 9 Gatliff Close on-line comment dated 26 January 2017
9. 45 Gatliff Close on-line comment dated 26 January 2017
10. 70 Caro Point, Gatliff Road on-line comment dated 29 January 2017

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk

8. KEY DRAWINGS



DRAFT DECISION LETTER

Address: 32 Gatliff Road, London, SW1W 8QQ,

Proposal: Use of the ground floor unit as a mixed cafe, shop and fitness studio (sui generis).

Plan Nos: Block Plan; Site Location Plan; L(-2)100 Rev. A; L(-2) 301 Rev. C; Paola's BodyBarre Operational Management Plan

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must provide the waste store shown on drawing L(-2) 301 Rev. C before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the mixed cafe, shop and fitness studio. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 3 Customers shall not be permitted within the mixed cafe, shop and fitness studio premises before 06.00 or after 22.30 Monday to Friday, before 08.00 or after 20.30 on Saturdays and before 10.00 or after 20.30 on Sundays, bank holidays and public holidays. (C12AD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and SOC 1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 4 No amplified sound from the mixed cafe, shop and fitness studio hereby permitted shall be audible from outside the premises.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of

Westminster's City Plan (November 2016) and ENV 6, ENV 7 and SOC 1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 5 You must not allow more than 42 customers into the mixed cafe, shop and fitness studio at any one time.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and SOC 1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 6 The mixed cafe, shop and fitness studio use hereby permitted shall only be operated in accordance with the submitted operational management plan unless a further operational management plan is submitted and subsequently approved by the City Council.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and SOC 1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This permission does not allow any work which would change the outside appearance of the property. (I18AA)