

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 30 July 2019	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved West End	
Subject of Report	14A Dufour's Place, London, W1F 7SN,		
Proposal	Use of basement for dual/alternative office (Class B1a) or a health and fitness facility (Class D2) (Site includes part of 16A Dufour's Place).		
Agent	David Bell		
On behalf of	Central London Fitness Limited t/a F45 Training		
Registered Number	19/00318/FULL	Date amended/ completed	25 January 2019
Date Application Received	16 January 2019		
Historic Building Grade	Unlisted		
Conservation Area	Soho		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The site comprises basement, ground and six upper floors. The floors at ground level and above are in residential use as flats (Sandringham Court and 15 Dufour's Place). The basement is in office (Class B1) use. Dufour's Place is a small cul-de-sac located off Broadwick Street between Marshall Street and Poland Street. It is mixed use in character, with another gym, the rear of Marshall Street Leisure Centre, a Westminster Cleansing Depo, offices, a large amount of residential and some back of house areas for premises fronting on to Marshall Street. Planning permission is sought to allow the use of the basement of 14a and part of 16a Dufour's Place as dual/alternative office (Class B1a) and/or a health and fitness facility (Class D2). The key issues for consideration are:

- The impact of the possible loss of the existing office (Class B1a) use on the character and function of the area, and
- The impact of the possible new health and fitness facility (Class D2) use on the character and function of the area and residential amenity.

Should the current office space be lost and a gym occupy the space instead, the loss of office space to another commercial use would not be resisted. The proposed gym use is considered acceptable subject to a range of conditions to limit the possible impact on amenity and character of the area.

These conditions will serve to overcome objections raised with regards to impact of the use on the residential amenity of the area.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

SOHO SOCIETY

Objection on the grounds of change of use from B1 office to D2 gym - wish B1 use to stay

ENVIRONMENTAL SCIENCES

No objection subject to conditions

HIGHWAYS PLANNING

Objection - no cycle storage provided and waste storage details not in accordance with Council guidelines

WASTE PROJECT OFFICER

Objection - waste storage details not in accordance with Council guidelines.

ADJOINING OWNERS AND OCCUPIERS AND ANY OTHER REPRESENTATIONS

No. consulted: 188; No. responded: 5

No. of objections: 4; No. in support: 1

Four objections have been received (three from the same person) on some or all of the following grounds:

Amenity:

- Impact of proposed use on residential amenity particularly from noise and late opening hours.

Other

- Security risk if used as health and fitness property open to the public;
- Use of existing fire escape/terrace at rear ground floor;
- Damage to property from installation of gym equipment;
- Impact of proposed use on home insurance and property value; and
- Request for independent structural survey and engineering reports, party wall agreements, sound insulation materials, legally binding obligation to cover issues raised to protect interests and investments.

One letter in support of the application has been received from the Great Portland Estate on the grounds that:

- Permitting the use will help tackle anti-social behaviour issues in Dufour's Place by generating activity and providing natural surveillance;
- Benefits of bringing vacant basement floorspace into use.

SITE AND PRESS NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is an unlisted building located in the Soho Conservation Area and the Core Central Activities Zone (Core CAZ). The site comprises basement, ground and

six upper floors. The floors at ground level and above are in residential use as flats (Sandringham Court and 15 Dufour's Place). The application only concerns the basement, which is vacant but was last in office (Class B1) use.

Dufour's Place is a small cul-de-sac located off Broadwick Street between Marshall Street and Poland Street. It is mixed use in character, with another gym, the rear of Marshall Street Leisure Centre, a Westminster Cleansing Depo, offices, residential and back of house areas for premises located on Marshall Street. Residential premises are located at Sandringham Court (multiple flats), 15 Dufour's Place (a single flat) , 7 Dufour's Place (15 flats), and William Blake House (1-6 Dufour's Place / 8 Marshall Street comprising of multiple flats).

The application site is located at basement level and accessed by external stairs located immediately next to the flat at ground floor level at 15 Dufour's Place. The basement area is mostly below the flats at Sandringham Court, but also partly below 15 Dufour's Place.

6.2 Recent Relevant History

There is no relevant planning history for the application site.

7. THE PROPOSAL

Planning permission is sought to allow the use of the basement of 14A and part of 16A Dufour's Place for dual/alternative uses, as either continued office use (Class B1a) or as a health and fitness facility (Class D2). No external alterations are proposed. The land use figures for the proposals are shown in the table below.

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Office (Class B1)	233	0	-233
Dual/alternative office (Class B1a)/ health and fitness facility (Class D2)	0	233	+233
Total	233	233	0

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of office use

The proposals may result in the loss of 233sqm of office (Class B1) floorspace should the unit be used as a health and fitness facility (Class D2). The Soho Society has objected to the loss of the office floorspace. There are no policies which prevent office space being converted to other commercial uses. While the Council now safeguards office floor space, in recognition of Westminster's role as the most significant business centre in the UK, this only protects office space when the proposed change of use is to residential. Should the current office space be lost and D2 occupy the space instead, the loss of office space in this instance would not be resisted and the objection cannot therefore be sustained.

Proposed health and fitness facility (Class D2)

The proposals may result in the creation of 233 sqm of health and fitness facility (Class D2) should this aspect be implemented. Policies SOC1 of the UDP and S34 of the City Plan both encourage the provision of new social and community infrastructure, which includes gyms throughout the city at appropriate sites and where they do not harm residential amenity.

Dufour's Place has a large amount of residential premises within it, as outlined above, including those directly above the site at Sandringham Court and at the ground floor of 15 Dufour's Place.

The proposed unit will be occupied by F45 Training, who provide gym class workouts. The classes are high intensity interval training that last for 45 minutes. Each class has a specific focus and has a maximum capacity of 36 members which limits the scale of the operation and intensity of the use at the site. The classes can only be attended by members who have signed up in advance.

The initial proposed opening hours of the gym were:

- 06:00 - 21:00 on Monday to Friday;
- 07:00 - 18:00 on Saturdays; and
- 09:00 - 18:00 on Sundays.

However, following objections to the proposal the applicant has reduced the proposed opening hours twice. The opening hours are now proposed as:

- 06:00 - 20:00 on Monday to Friday;
- 08:00 - 13:30 on Saturdays; and
- 09:00 - 13:00 on Sundays.

Environmental Sciences have assessed the application and advised that the proposed use and its potential for noise impact through the building may be of concern, as the original construction was never designed for such a use. They have advised that this concern can be overcome by way of a condition securing a supplementary acoustic report demonstrating that the proposed use will not negatively impact on the amenity of residents living above. Conditions requiring a sound limiter on any sound amplification devices and to set limits on the amount of internal noise and vibration that can travel through the building are also considered necessary in this instance, given that there are residential flats directly above the unit. These conditions will serve to address the objections received on the grounds of amenity impacts from the proposed gym use.

The applicant initially contested that they do not consider the additional information necessary and that their reductions in the proposed opening hours combined with their proposed style of operation will not impact residents. However, high intensity interval workout sessions (such as those operated by F45) are often, but not always, accompanied by loud background music and trainers, as well as the potential frequent dropping of weights and use of other equipment which may produce noises and vibrations capable of travelling through the structure of the building. Furthermore, it must be noted that this will not be a personal permission for F45, so any other gym operator may occupy and operate within the unit in the future. Given the above and the objections received, it is considered that the conditions discussed above are essential to provide an acceptable proposal and the applicant has now agreed to the draft conditions

Officers have had some concerns regarding the potential impact of the increased activity and the impact on residential amenity, in particular on Flat 15 Dufour's Place. This is a ground floor flat with the access stairs to the proposed use located immediately adjacent to some of the windows. Officers have spoken directly to one of the residents of this flat who advised that the windows in question serve a bedroom. The occupier advised verbally that they had no concerns regarding the proposal, hence the absence of any objection from them. Given this, and the relatively small number of visitors to the gym, it is considered that in this instance the increased activity and associated impact on Flat 15 is acceptable. To reduce the possibility of customers waiting outside the premises and damaging the amenity of flat 15, the applicant has revised the proposals to include a waiting area inside. This area shall be conditioned to be retained as such.

There has been a general objection about the gym use having an adverse effect on residential amenity of neighbouring properties, as well as another resident (who lives above the proposed gym) concerned about noise generated by the proposed use. It is considered that with the conditions referred to above, and bearing in mind the other activities within Dufour's Place, that the potential impact will be ameliorated and that the objections are therefore not sustainable.

One letter in support of the application has been received from the Great Portland Estate on the grounds that permitting the proposed D2 use will help tackle the existing anti-social behaviour issues in Dufour's Place, which has an adverse effect on amenity for residential and commercial occupiers. They believe that permitting the D2 use would generate activity in Dufour's Place and provide natural surveillance. They also highlight the benefits of bringing vacant basement floorspace back into use with a use that they consider is appropriate in this location. They also advise they believe that the D2 use would have a minimal impact from generated activity (such as noise) and any impact there is will be offset by the improvements to overall amenity by reducing anti-social behaviour. These comments are noted and are considered to have some validity.

8.2 Townscape and Design

No external alterations are proposed as part of this application. There are no townscape and design issues for consideration.

8.3 Residential Amenity

The impact of the proposal on residential amenity has been discussed in section 8.1 above.

8.4 Transportation/Parking

The Highways Planning manager has assessed the application on the grounds that no cycle storage is proposed. The London Plan Policy requires cycle parking provision of 1 space per 8 staff for (D2) purposes. The application states that there are 8 members of staff and should provide a minimum of 2 spaces. These shall be secured by condition.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The basement area is currently accessed from an external staircase located in lightwell. This is accessed from Dufour's Place. The proposed use will maintain the same access arrangements. Whilst the lack of provision for disabled access is regrettable, it is acknowledged that the physical constraints of the site make this difficult to overcome.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

Both the highways planning manager and the Waste Project Officer have objected on the grounds that any waste storage details provided are not in accordance with the Councils guidance. Details of appropriate waste storage facilities will be secured by condition.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, the draft plan has been revised and formal consultation is now being carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019. In the case of a draft local plan that has been published for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

There is no relevant neighbourhood plan at the present time.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the

written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

No pre-commencement conditions are needed on this application.

8.12 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.13 Environmental Impact Assessment

Environmental Impact issues have been covered in section 8.1 above.

8.14 Other Issues

Crime and security

One objector has raised issues regarding the impact of the proposed gym use on their flat security, particularly in relation to the accessibility of a large terraced area at the rear ground floor. A site inspection has shown that this terrace area in question is only accessible from the fire escape of the basement unit, which is to the rear. The objector advises that this terrace area is only used as a fire escape. The objectors concern is that this area will be used by members of the public using the D2 gym or by staff for breaks/dumping of equipment which would result in a loss of privacy.

This area falls outside the application site as indicated on the red line plan at submission and it is therefore not possible to impose any conditions restricting the use of this area. However, it is possible to ensure that any access at the rear of the unit shall only be used in an emergency or for maintenance purposes. This will serve to address the objectors concerns by limiting access to the rear and thus the terrace area.

Other Points of Objection

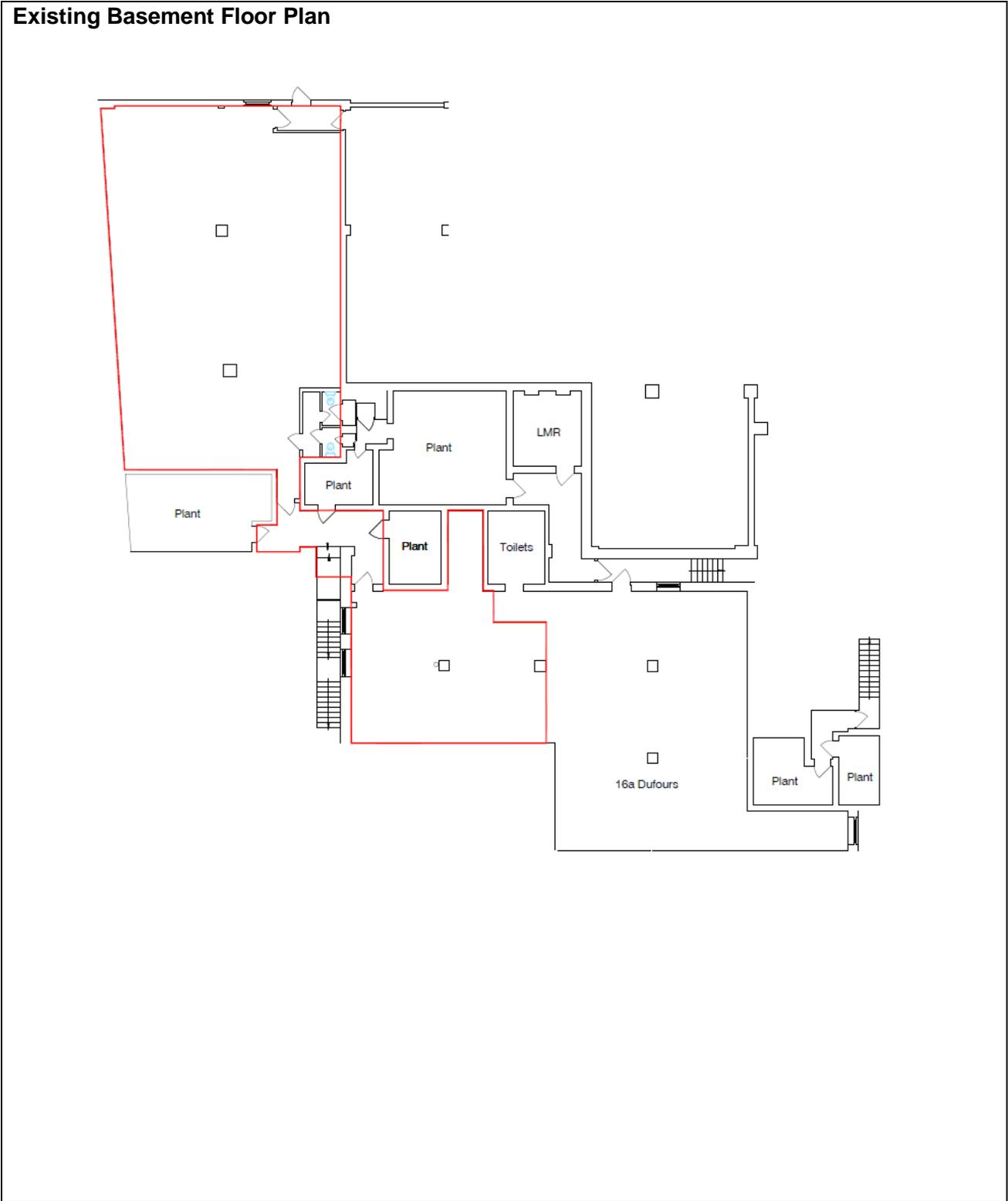
The objector also raised a number of other issues. These were damage to their property as a result of the installation of gym equipment, detrimental impact of the proposed use on property value and home insurance, and a request for a list of documents and agreements (independent structural survey and engineering reports, party wall agreements, sound insulation materials, legally binding obligation to cover concerns raised) to protect the objectors interests and investments.

While the objector's concerns on these topics are noted and recognised, all of these aspects fall outside the planning system and are considered to be private matters. It is therefore not possible to withhold permission on these grounds.

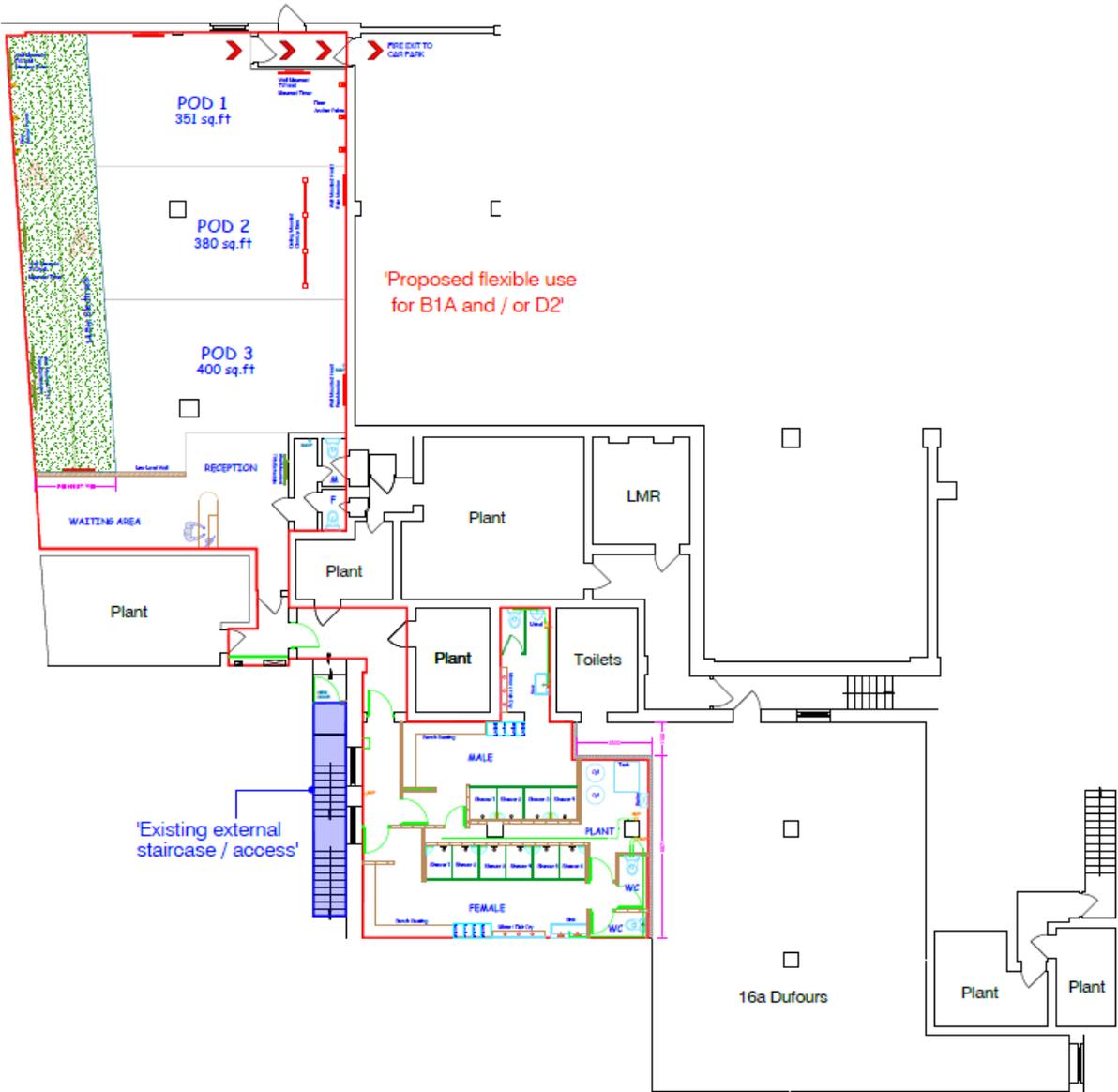
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: PAUL QUAYLE BY EMAIL AT pquayle@westminster.gov.uk

9. KEY DRAWINGS



Proposed Basement Floor Plan



DRAFT DECISION LETTER

Address: 14A Dufour's Place, London, W1F 7SN,

Proposal: (Site Includes Part of 16A Dufour's Place) Use of basement as a dual/alternative office (Class B1a) and or a health and fitness facility (Class D2)

Reference: 19/00318/FULL

Plan Nos: FC/F45/DUF-004 Rev H

Case Officer: Adam Jones

Direct Tel. No. 020 7641 1446

Recommended Condition(s) and Reason(s)

- 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 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 Prior to commencement of the D2 use, you must apply to us for approval of details of a supplementary acoustic report demonstrating that the D2 use will comply with the Council's noise criteria as set out in the Conditions contained within this permission for amplified music and gym activities. You must not commence the D2 use until we have approved what you have sent us.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development. (R49BA)

- 4 (1) 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 D2 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 City Council. The background level should be expressed in terms of the lowest LA90, 15 mins 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.
- (2) 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 D2 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, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins 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.
- (3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
 - (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
 - (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
 - (f) The proposed maximum noise level to be emitted by the activity.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise

levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R47AB)

- 5 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration. (R48AA)

- 6 A Sound Limiter shall be installed and set by a competent acoustic engineer so that it maintains compliance with the criteria in Condition 3. All amplification equipment within the development including music generating equipment and fitness instructor's announcement equipment shall be routed and controlled through the sound limiter. The operational panel of the noise limiter shall be secured by key or password so that only persons with management responsibility have access. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R47AB)

- 7 Should you implement the D2 use in the area labelled as "Proposed flexible use for B1A and / or D2" on approved drawing FC/F45/DUF-004 Rev_H, you may use this area only as a gym. You must not use it for any other use within Class D2 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it).

Reason:

We cannot grant planning permission for unrestricted use within Class D2 as we need to ensure that the precise use would have no harmful environmental or amenity impact, in accordance with policies S34 of Westminster's City Plan (November 2016) and SOC 1 of our Unitary Development Plan that we adopted in January 2007.

- 8 Customers shall not be permitted within the gym (Class D2) premises outside the following hours:
-06:00 - 20:00 on Monday to Friday;

-08:00 - 13:30 on Saturdays; and
-09:00 - 13:00 on Sundays.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 9 Should you implement the D2 use in the area labelled as "Proposed flexible use for B1A and / or D2" on approved drawing FC/F45/DUF-004 Rev H, you must provide the area labelled as "Waiting Area". You must not use this area for any other purpose while the site is in D2 use.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 10 You must apply to us for approval of details of how waste and recycling is going to be stored on the site for the hereby approved D2 use. You must not occupy the D2 use hereby approved until we have approved what you have sent us. You must then provide the waste and recycling store in line with the approved details prior to occupation, and clearly mark it and make it available at all times to everyone using the D2 use. You must not use the waste and recycling store for any other purpose.

Reason:

To protect the environment and provide suitable storage for waste 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. (R14BD)

- 11 You must apply to us for approval of details of secure cycle storage for the D2 use. You must not occupy the D2 use until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

- 12 The access to the rear of the unit shall only be used in an emergency or for maintenance purposes.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

- 13 Should you implement the D2 use in the area labelled as "Proposed flexible use for B1A and / or D2" on approved drawing FC/F45/DUF-004 Rev_H, you may only allow a maximum of 36 customers in the premises at any one time.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

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, neighbourhood plan (where relevant), 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)
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 5 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 6 Under Part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the basement can change between office (Class B1a) and or a health and fitness facility (Class D2) uses we have approved for 10 years without further planning permission. However, the actual use 10 years after the date of this permission will

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become the authorised use, so you will then need to apply for permission for any further change.

- 7 With regards to Condition 11, you will be required to provide a minimum of 2 cycle spaces within the site (the red line for the application).
- 8 With regards to Condition 3, you will need to demonstrate compliance with Conditions 4, 5 and 6.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.