

- The proposed health and fitness club is considered to create the lowest traffic and parking impact of the potential alternative uses of this commercial building.
- Comprehensive sound proofing measures and controls are proposed to ensure noise is contained within the building and would not cause a nuisance to neighbours.
- A roof terrace is not proposed and existing levels of privacy are maintained.
- The external works proposed to the building are very minor and sensitively designed to ensure there is no impact on heritage and townscape.
- Strict controls will be placed on construction activities to ensure potential adverse effects on neighbours are minimised as far as possible.

The Applicants are fully committed to working with residents in the future to ensure the proposed health and fitness club is a success and becomes a valuable asset for the community in Chelsea.

Public Consultation Comments

As detailed in the Statement of Community Involvement, the Applicants have undertaken a thorough consultation process involving briefing meetings, an interactive consultation website and information booklet to ensure residents and stakeholders have been kept informed with the proposals as they developed.

We are pleased to note 25 comments in support of the application, but do wish to respond to the 5 objections

As similar points were raised in the objections, we have grouped these together into topics and provide our response below. A number of the points raised have been addressed in the application documentation, but we reiterate in this letter for clarity. The response incorporates expert input from Ant Architecture (Project Architect) and Urban Flow (Transport Consultant).

Principle of Proposed Use and Use Class Order Amendment

Concerns have been raised regarding the principle of a Class D2 health and fitness club use at the site and the implications of recent use class reform and introduction of Class E.

To be clear, the Applicants are fully committed to delivering a health and fitness club on the site and consider it is the right answer to a lot of the problems uncovered by the previous application for a school. The principle of the proposed use has been discussed and agreed with RBKC at pre-application stage.

It is important to note that this application is made under Class D2 of the previous Use Classes Order (1987, as amended). The Applicants submitted this planning application before the new Use Classes Order (including Class E) came into force on the 1 September 2020. Under the transitional arrangements published alongside the Use Classes Order amendment, applying for a Class D2 use is allowable and the application will be determined as such, rather than automatically transferring to Class E.

Noise, Vibration and Disturbance Impacts

Noise, vibration and general disturbance arising from the proposed development are raised as potential issues. Specifically, the noise and vibration effects caused by users of the proposed health and fitness club from within the building, the plant equipment to be installed and the disturbance from members when entering and exiting the building. One neighbour also voiced concerns surrounding