

the control of the internal environments air quality, and the potential for the high moisture content of the internal environment to act as a pathway for transmission of airborne diseases outside the building.

The Applicants recognise that Mallord Street is predominantly residential in character and are committed to safeguarding the amenity of the neighbouring residential occupiers. The proposed operator, Third Space, have significant experience of operating successfully in residential areas and are therefore well placed to address these concerns.

With respect to the control of noise and vibration from within the building, the incoming operator (Third Space) will install a range of appropriate noise insulation and other acoustic attenuation measures to minimise any sound reverberations within and out the building, and at all times accord with the standard maximum noise levels set out by RBKC and as required by Policy. Comprehensive details of the proposed noise insulation and other acoustic attenuation measures are outlined in the Noise and Vibration Impact Assessment accompanying the application. In summary there will be substantial measures to control sound and vibration including extensive insulation within the building, secondary glazing with non-opening windows alongside plant enclosures

As outlined in the accompanying Operational Management Statement, Third Space will also implement a range of specific measures to control noise and disturbance from members arriving and leaving the premises. Such measures include the installation of signage reminding members to arrive and leave quietly, and having appropriately trained staff on hand to ensure that any noise and disturbance outside the premises is minimised. In addition, given the opening hours of the premises and anticipated demographic of members, usage of the club will be spread throughout the day, with members arriving in ones and twos, rather than in larger groups having to queue outside the premises, therefore ensuring that the amount of noise outside of the premises is minimal

The proposed health and fitness club will comply with regional and local planning policy and guidance on air quality. The Applicants propose a number of control measures that include the use of a sophisticated filtration system that will de-humidify and purify the air by separating any contaminants and ensuring that these are not circulated in or outside the building. The internal environment of the building will also be well ventilated at all times. These measures will ensure that the path for transmission of any airborne diseases is controlled and the air quality both inside and outside the building remains of an acceptable high quality.

Transport and Servicing Impacts

Some neighbours raised concern about the impacts the proposed development will have on the local highway network, namely the volume of servicing and deliveries, increased traffic flow and congestion, limited car parking space availability and general noise, disturbance and safety issues arising from this.

It should be noted that the proposed development will be 'car free', as defined by and in accordance with the London Plan and RBKC Local Plan policies.

However, the anticipated local catchment of members (60% within ½ mile and 80% within 1 mile), makes the expected demand for on-street car-parking to be very low, with members predominantly arriving by active transport modes (walking/cycling) and/or public transport.