16-28 Corporation Street, Birmingham, B2 4RN

Change of use of ground floor unit 1 and basement floor from retail (Use Class A1) to retail and health and fitness centre (Use Class A1/D2)

Applicant: Fore Fitness Limited (T/A easyGym)
c/o Agent
Agent: Savills (UK) Limited
33 Margaret Street, London, W1G 0JD

Recommendation
Approve Subject To Conditions

1. Proposal

1.1. This application seeks permission for a change of use from retail to retail and/or health and fitness centre (Use Class A1/D2) to the ground floor unit 1 and all of the basement level of 16-28 Corporation Street.

1.2. The site relates to the ground floor unit accessed on the corner of Warwick Passage and Corporation Street and basement level. No physical changes to the building are proposed as part of this application.

1.3. The applicant proposes to offer a gym providing state of the art cardio vascular and resistant equipment and free weights including exercise classes with staff and personal trainers. Although no layout plans have been submitted, there would be a reception point, casual seating areas, changing areas with showers, circulation space and distinct exercise areas. The application site has a floor space of approximately 2544sq m. The premises have been vacant since 2012.

Proposed Basement Floor Plan

2. Site & Surroundings

2.1. The application site relates to the part of the ground floor and basement level of a multi storey building fronting onto Corporation Street with elevations on Warwick Passage and Union Passage. The ground and first floors are occupied by a retail unit and the upper floors are occupied with residential units. The site is located within the Colmore Row and Environs Conservation Area.

Location Plan

Street View

3. Planning History
4. Consultation/PP Responses

4.1. Local Councillors, Retail Birmingham Business Improvement District and local occupiers have been notified.

4.2. Press and site notice displayed. No response received.

4.3. West Midlands Police – Consideration should be given to CCTV system, recommend alarm, clarification of access control measures, details of the type and standard of locker and details of opening hours.

4.4. Regulatory Services – No objections subject to condition for extraction and odour control details.

4.5. Transportation Development – No objections subject to conditions for the occupiers to be affiliated to Travelwise and cycle store.

5. Policy Context


6. Planning Considerations

6.1. Policy 3.63 of the UDP states the increasing demand for a variety of indoor sports, including multi purpose building is recognised and a spread of facilities throughout the city will be encouraged. Policy 7.32 states the City Council is keen to encourage diversity of uses within centres, and recognises the important role which leisure and entertainment uses can play in achieving this. Leisure and entertainment uses will therefore be encouraged to locate in existing centres and particularly the City Centre.

6.2. The Colmore Row and Environs Conservation Area Character Appraisal and Supplementary Planning Policies states the Council will not permit changes of use to buildings where the new use would adversely affect their character and appearance or that of the conservation area.

6.3. The proposed D2 use is considered suitable for part of this multi storey building within the City Centre core. The application site is within a predominantly retail area surrounded by offices and other commercial uses. Due to these locational factors it is considered the proposed leisure facility would not harm the amenity of surrounding premises. Regulatory Services have no objections subject to a condition for details of extraction and odour control. I concur with this view and have attached the condition accordingly given that there are residential apartments on the uppers floors. In order to ensure that the building is not converted into a potentially unsuitable D2 use, I consider it relevant and necessary to attach a condition that no alternative uses within use class D2 are allowed.

6.4. West Midlands Police have made the following comments, consideration be given to the installation of suitable CCTV, recommends the installation of an alarm system, access control measures, details of the type and standard of locker and proposed
hours of use as this would affect the levels of natural surveillance available to the site. Whilst these have been noted, it is considered unreasonable to attach these conditions as they relate to management issues. The site is located in a busy commercial area with natural surveillance.

7. **Conclusion**

7.1. The proposed leisure use is considered to be in an appropriate location within the city centre that would bring a vacant unit back into use enhancing and preserving the Conservation Area.

8. **Recommendation**

8.1. Approve Subject to Conditions

1. Requires the submission of extraction and odour control details

2. Prevents the use from changing within the use class

3. Requires the scheme to be in accordance with the listed approved plans

4. Limits the approval to 3 years (Full)

Case Officer: Anh Do
Photo(s)

View from Corporation Street