



Appeal Decision

Site visit made on 28 October 2025

by **D Ellis MPlan MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13th February 2026

Appeal Ref: APP/W5780/W/25/3370784

4 Raven Road, South Woodford, London E18 1HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Hossain Miah of JM & Sons Investments Ltd against the decision of the Council of the London Borough of Redbridge.
 - The application Ref is 2830/24.
 - The development proposed is change of use of ground floor Front Unit and Unit 3 from Industrial and Warehouse (B2 and B8) into a Gym / Fitness Centre (E(d)) with associated signage works. Convert disused electricity substation into secure cycle storage. Cladding and thermal upgrade to facade.
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Decision

1. The appeal is allowed and planning permission is granted for change of use of ground floor Front Unit and Unit 3 from Industrial and Warehouse (B2 and B8) into a Gym / Fitness Centre (E(d)) with associated signage works. Convert disused electricity substation into secure cycle storage. Cladding and thermal upgrade to facade at 4 Raven Road, London E18 1HB in accordance with the terms of the application, Ref 2830/24 and the plans in the attached schedule, subject to the following conditions
 - 1) The gym shall not be used for any purpose other than purposes within Class E(d) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
 - 2) The premises shall only be open for customers between the following hours:
06:30 - 08:30 and 17:30-22:30 Mondays - Fridays
08:30 - 10:30 Saturdays, Sundays and Bank or Public Holidays
 - 3) The cycle parking shown on the approved drawings shall be constructed and completed within three months of this decision, and retained thereafter.

Applications for costs

2. An application for costs was made by Mr Hossain Miah against the Council of the London Borough of Redbridge. This application is the subject of a separate decision.

Preliminary Matters

3. At the time of my site visit, the change of use had already been implemented in accordance with the submitted plans. I have proceeded with the appeal on this basis.

4. The appeal form indicates that the description of development changed from that stated on the application form. I have therefore used the description of development as shown on the appeal form. I have also removed the terms 'part retrospective' and 'summary' from the description of development in the banner header and decision above as they are not terms of development.

Main Issue

5. The main issue is the effect of the change of use on the viability of the Raven Road Local Business Area.

Reasons

6. The appeal site consists of a mixed-use building in the Raven Road Local Business Area. Planning permission has previously been granted and implemented for a change of use from B2 (industrial) and B8 (storage) to D2 (Gym/fitness centre)¹. Following this approved change of use, the uses of the building included B2, B8 and E(d) (gym) on the ground floor, with E(g) (offices) on the first and second floors.
7. The change of use that is the subject of this appeal has seen the ground floor B8 use and part of the B2 use changed to an expanded E(d) gym.
8. Policy LP14 of the Redbridge Local Plan 2015-2030 (adopted 2018) (RLP) seeks to promote business and employment and maintain the viability of key employment sites. For the Raven Road Local Business Area (LBA), RLP Policy LP14 and Policy E7 of the London Plan (2021) (LP) both support the intensification of Class B1 (business), Class B2 (general industry) and Class B8 (storage and distribution) uses. Following the amendments to the Use Classes Order in 2020, Class B1 (business) was repealed. Office use now falls under Class E(g).
9. The change of use to extend the gym has seen the loss of small Class B2 and B8 units. Whilst RLP Policy LP14 supports B2, B8 and E(g) uses, it does not expressly preclude other uses, which is the case at the Borough's Strategic Industrial Locations. The gym is a business which provides employment and, furthermore, would complement the other businesses in the LBA as their employees could use the gym's facilities before or after work.
10. Reference has been made to the Council's Employment Land Review and Authority Monitoring Report, however neither document has been submitted with this appeal. Analysis from the appellant shows a significant supply of vacant B2 and B8 units within one mile of the appeal site, including more affordable units in the LBA. No evidence to contrary has been provided. I therefore have no substantive evidence before me to demonstrate that this change of use has, or would, cause harm to the viability of the LBA, nor that the previously approved change of use has harmed the viability of the LBA.
11. For these reasons, it has not been demonstrated that the change of use would harm the viability of the LBA. The change of use would also promote business and employment, and as such it would accord with RLP Policy LP14. There would also be no conflict with LP Policies E6 and E7, which seek to protect Locally Significant Industrial Sites.

¹ Planning application ref. 4703/15

Conditions

12. The Council has suggested a series of conditions, which I have considered against the Framework and Planning Practice Guidance. In some cases, I have edited the suggested condition for clarity and enforceability.
13. As the change of use has already been implemented, the standard commencement condition is not necessary and, in the interests of certainty, the approved drawings are included in the schedule below.
14. The approved drawings include the details of the cycle parking, so it would not be necessary to include a condition requiring the submission and approval of these details. However, a condition is necessary to ensure the cycle parking facilities are constructed and retained.
15. To protect the viability of the LBA and to ensure the gym does not cause undue disturbance to neighbouring occupants, it is necessary to attach conditions restricting the approved use to Class E(d) and to specify the opening hours of the gym.

Conclusion

16. For the reasons given above the appeal should be allowed.

D Ellis

INSPECTOR

Schedule of approved plans

22/13/01 Rev A

22/13/08 Rev A

22/13/09 Rev A

22/13/11

22/13/12

Flood Risk Assessment dated 19 June 2023

Position Statement 'The subject of a flood risk assessment' dated 28 November 2024

Fire Risk Assessment dated 1 Oct 2024

End of schedule