



International House, 36-38 Cornhill, London, EC3V 3NG

Existing planning use assessment

Central YMCA Club, 112 Great Russell St, London, WC1B 3NQ

Save the Central YMCA Facility

January 2025

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1.0 Introduction

- 1.1 This statement is prepared on behalf of the Save the Central YMCA group, in respect of the facilities at Central YMCA Club, 112 Great Russell St, London, WC1B 3NQ (“the site”). The local planning authority (“the LPA”) is London Borough of Camden.

The purpose

- 1.2 The purpose of this statement is to provide relevant information to the LPA to contribute to its decision making in reference to the existing Use Class of the YMCA Club, in the event of a future application to change the planning use.

2.0 Site and area description

- 2.1 The site address is Central YMCA Club, 112 Great Russell St, London, WC1B 3NQ.
- 2.2 The site comprises a component part of a modern post-war building occupying an entire street block. The building is bounded to the south by Great Russell Street, to the north by Bedford Avenue, to the east by Adeline Place and to the west by Tottenham Court Road. The site comprises five levels below ground at the eastern end of the building.
- 2.3 The pedestrian entrance is located on Great Russell Street. Tottenham Court Road tube station is located approximately 150m to the south.
- 2.4 The building is not listed and not located in a conservation area. It abuts the Bloomsbury Conservation Area and is adjacent to the following character areas within it: the Bedford Square/Gower Street character area and New Oxford Street/High Holborn/Southampton Row character area.

3.0 Legislation and guidance

3.1 To the extent that is relevant to understanding the current use at the site we refer to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

3.2 In these Regulations:

1. “the Use Classes Order” means the Town and Country Planning (Use Classes) Order 1987
2. “the GPDO” means the Town and Country Planning (General Permitted Development) (England) Order 2015
3. Part B of the Schedule to the Use Classes Order is modified by regulation 10(3)
4. Regulation 10(3) inserts Schedule 2 into the Use Classes Order. And the use of that building or that other land, or if specified, the use of part of that building or the other land (“part use”), for any other purpose of the same class is not to be taken to involve development of the land.

3.3 SCHEDULE 2

PART A

Commercial, Business and Service

Class E. Commercial, Business and Service

Use, or part use, for all or any of the following purposes:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

3.4 PART B
Local Community and Learning

Class F.1 Learning and non-residential institutions

Any use not including residential use:

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court.

Class F.2 Local community

Use as:

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:
 - (i) the shop's premises cover an area not more than 280 square metres, and
 - (ii) there is no other such facility within 1000 metre radius of the shop's location,
- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink.”.

4.0 Relevant planning decisions

4.1 Relevant on-site planning decisions.

Reference	Description	Decision	Date
P13/8/A/8481 Site bounded by Tottenham Court Road, Bedford Avenue, Adeline Place and Great Russell Street W.C.1	The erection of a building comprising 2 floors of car parking, and club facilities below ground level, a 2 storey podium comprising shops, administrative offices and branch public library, with part 7, part 12, part 9 and 6-storey blocks over for hostel accommodation with staff flats.	Granted	29 July 1970
P13/8/A/10659	Change of use of 1st floor of Y.M.C.A. 112 Great Russell Street W.C.1. from administrative offices to general offices (total of 22,000sq ft).	Refused	29 November 1971
P13/8/A/10920	Approval of details in respect of planning permission granted 29/07.70 for the erection of building comprising 2 floors of car parking and club facilities below, ground level a 2 storey podium comprising shops, administrative offices and branch public library with a part 7 and part 12 part 9 and 6 storey blocks over for hostel accommodation with staff flats.	Granted	12 November 1971
P13/8/A/11865	Approval of details in respect of planning permission granted 29/07.70 for the erection of building comprising 2 floors of car parking and club facilities below, ground level a 2 storey podium comprising shops, administrative offices and branch public library with a part 7 and part 12 part 9 and 6 storey blocks over for hostel accommodation with staff flats	Granted	16 November 1971
P9602486 St.Giles Hotel, Bedford Avenue	Alterations at ground floor level including new shop front, entrance, raised pavement, security shutters, new entrance to baggage store, as shown on drawing numbers 332.25/02, 03, 03, 04, 05, 11, 12, 13, 14, & 16	Granted	14 November 1996
2013/5075/P	Change of use of part ground floor and basement levels -4 and -5 from public car park (sui generis) to 166	Refused	21 August 2013

	bedroom hotel (Class C1), including alterations to openings, walls and fascia on ground floor elevations along Great Russell Street and Adeline Place.		
2015/3605/P	Change of use of part ground floor and basement levels -4 and -5 from Car Park (sui generis) to 166 bedroom hotel (Class C1), including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place	Allowed at appeal Ref: APP/X5210/W/16/3147078	4 November 2016
2022/5446/P	Variation of conditions 2 (approved plans), 3 (air quality), 6 (cycle storage), 9 (noise), 10 (drainage) and 14 (hotel bedroom number) together with submission of details in discharge of condition 12 (electrical plant in basement), of planning permission ref: 2015/3605/P allowed at appeal ref: APP/X5210/W/16/3147078 dated 04/10/2016, as amended by 2020/1438/P dated 01/06/2020, for 'Change of use of part ground floor and basement levels -4 and -5 from Car Park (sui generis) to hotel (Class C1), including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place', namely to: increase the number of hotel bedrooms from 166 to 187 with associated internal and external alterations on ground floor elevations on Great Russell Street and Adeline Place	Granted	19 April 2023 (Subject to a Section 106 Legal Agreement)

5.0 Existing use assessment

5.0.1 In order to establish the existing use at the site, we set out the following considerations in relation to the historic and existing planning context:

- Assessment of the planning history;
- Assessment of the planning unit;
- Assessment of the evidence of the existing use
- Summary of the existing use.

5.1 Assessment of the planning history

- 5.1.1 The original planning consent for the demolition of the former YMCA headquarters building and construction of the current building is ref: P13/8/A/8481, granted 29 July 1970.
- 5.1.2 Over the years, subsequent planning consents have amended the offer and released parts of the building to other operators, including hotels, restaurants, café, casino, and other commercial uses. This has divided up the original planning unit into a number of planning units within the building.

5.2 Assessment of the planning unit

5.2.1 The concept of the planning unit has been clarified and developed through case law over time. Several key cases have helped establish the principles that guide how planning units are determined and is particularly relevant when considering whether a change of use requires planning permission. These principles are as follows:

- That the planning unit should be determined by functional and physical considerations, rather than just legal or ownership boundaries (while the latter do remain relevant);
- That land should be treated as a single planning unit when it is used in a manner that reflects a unified operation;
- In determining whether a change of use requires permission, the planning unit must be established first.

(Bridge J in *Burdle v. Secretary of State for the Environment* [1972] and *Bernard Wheatcroft Ltd v. SSE* [1982]).

- 5.2.2 The current Central YMCA Club operates from a facility below ground level at the site. In reference to the guiding principles, the club functions as a self-contained premises with single front door, excluding fire exits. It is administered and maintained by a single operator i.e. Central YMCA Club.
- 5.2.3 In determining whether a change of use requires permission, the planning unit in this case comprises the premises known as the Central YMCA Club.

5.3 Assessment of evidence of the existing use

- 5.3.1 Having established the planning unit, the diverse organisations and individuals that make use of the site for their purposes were then identified. A schedule of these is provided in Appendix A. this schedule is not exhaustive and reflects those which responded to our inquiries for the purposes of being reported to the Committee at LB Camden.
- 5.3.2 To establish the nature of the service the organisation or individual provided, these parties were engaged and, with a view to obtaining statutory declarations from them to assert how they used the premises, the purpose to which they use the site has been established. A schedule of parties that have provided statutory declarations is provided below.

	Organisation/ person
1	Salsa 4 Fun
2	At Your Beat
3	Salsa 4U
4	London Jujitsu
5	Ishigaki Jiu Jitsu
6	Work Out With Pride
7	Volleyball
8	Imperial Steps
9	University of London Judo
10	BookMusicLyrics
11	Positive Health Programme
12	Stroke Rehab (Different Strokes)
13	Living Well HIV charity
	Personal Trainers
14	[Redacted] (I.D no. 4)
15	[Redacted] (I.D no. 5)
	Therapists
16	[Redacted] (I.D no. 7)
17	[Redacted] (I.D no. 8)
	Schools
18	All Souls C of E Primary School
19	Jeannine Manuel School
20	Soho Parish C of E Primary School
21	St Clement Danes Church of England Primary School

22	St George the Martyr Church of England Primary School
23	St Joseph's Catholic Primary School
24	St Mary's Bryanston Square CE Primary School
25	St Peter's Eaton Square CofE Primary School
	YMCA RUN INTERNAL ACTIVITIES
26	Central YMCA Playscheme
27	YMCA Sunday Hub Club
31	Bloomsbury Clinic Central North West London NHS trust (refer to Positive Health)

5.3.3 Copies of the statutory declarations (redacted) are presented for review in Appendix B. Each statutory declaration identifies the organisation and individual, their role, within that organisation (or whether they are a sole practitioner), the nature of the service they operate or provide, and approximate numbers of users they serve.

5.3.4 Some statutory declarations were not obtained. We include this list separately to continue to build a picture of the uses that take place at the site, as follows:

	YMCA RUN INTERNAL ACTIVITIES
28	Language Lessons
29	Pottery Classes
30	56 Dean Street (refer to Positive Health)
32	ICDC HIV clinic, Royal Free Hospital (refer to Positive Health)

5.3.5 An exercise has been undertaken to assess these organisations, individuals or services hypothetically in isolation, to yield a likely associated planning use class. The third column in the schedule in Appendix B presents these associated planning uses.

5.4 Summary of the existing use

5.4.1 Summarising the associated planning uses of the organisations, individuals or services that are presented in Appendix A, with reference to the Use Classes Order, these comprise:

- a) F.1 (a) - Learning and non-residential institutions - Any use for the provision of education. In this case, as evidenced, through existing use of the facilities by local schools and local clubs teaching new skills.
- b) F.1 (f) - Learning and non-residential institutions - for, or in connection with, public worship or religious instruction.
- c) F.2 (b) - Local community - as an existing meeting place for the principal use of the local community, including local clubs.
- d) F.2 (d) - Local community - an indoor swimming pool including changing facilities.
- e) Use Class E (d) (gym).

- 5.4.2 Given the nature of the premises, these activities take place to varying degrees across much of the available space within the premises. Applying the considerations that establish the planning unit, it is evident that these uses cannot be separated functionally or operationally from the space within which they take place.
- 5.4.3 Almost all of these uses individually comprise an amalgamation of planning uses, as evidenced by the third column in Appendix A.
- 5.4.4 In this case, these uses when taken together as a whole fall outside the Use Classes Order, and we consider the overall use of the premises is Sui Generis.

6.0 Conclusion

- 6.1 We find it evident that the extent and scope of the facilities have greatly altered since the original planning consent (reference P13/8/A/8481, Granted 29 July 1970 and through subsequent applications). The relevant planning unit comprises the Central YMCA facilities below ground level that accommodate a range of associated diverse and superimposed uses when applying the guiding principles to establish the planning unit. With reference to the Use Classes order these uses individually might comprise:
- f) F.1 (a) - Learning and non-residential institutions - Any use for the provision of education. In this case, as evidenced, through existing use of the facilities by local schools and local clubs teaching new skills.
 - g) F.1 (f) - Learning and non-residential institutions - for, or in connection with, public worship or religious instruction.
 - h) F.2 (b) - Local community - as an existing meeting place for the principal use of the local community, including local clubs.
 - i) F.2 (d) - Local community - an indoor swimming pool including changing facilities.
 - j) Use Class E (d) (gym).
- 6.2 However, the organisations, individuals and service providers reflect an amalgamation of different planning uses with inseparable operational and functional properties, administered by the same body, the Central YMCA. As such, when taken together within this planning unit, we consider, in conclusion, that the existing planning use of the facility comprising the Central YMCA Club is Sui Generis.



Appendices

- A. Schedule of service providers (redacted)
- B. Statutory declarations (redacted)



A. Schedule of service providers (redacted)

Schedule of service providers

Organisation / person / activity	Description	Associated planning Use Class	Estimated membership / total users per year
CYMCA operated activities			
CYMCA Club membership	Access to the majority of the facility as a place to meet local community members. it includes access to the gym, swimming pool, reading room, chapel and classes including: Abs & Booties, Aerobic Dance, Boxing, Core Conditioning, Cross Circuit, Cycle, Endurance Cycle, Float Fit, Gentle Hatha Yoga, Hatha Flow Yoga, Hatha Yoga, HIIT, HIIT30, Hoopstone, Kettlebells, Legs Bums and Tums, Muscle Pump, Pilates Matwork, Power Cycle, Run FIT 45, Step, Strength & Fitness, Supple Strength, Tabata, Tai Chi, Tai Chi Advanced, Vinyasa Flow Yoga, Yin Yoga, Zumba	F.1/ F.2/ E	3,600 total members of which 1,430 are community members (older adults, asylum, concession & GP referral) and 510 students (as of Nov 2024).
YMCC Older Adults Programme	Activities for over 60s, including 12 classes a week and regular social teas and day trips	F.2/E	900
Central YMCA Playscheme	Playscheme / holiday club providing sports, swimming, games, arts and crafts, STEM projects, workshops and off-site trips for children in the local community	F.1/ F.2/ E	161
Positive Health Programme	One to one and group support for people with HIV in Camden and Islington - training and classes - physical health, social	F.2/E	250
Language Lessons	Spanish lessons	F.1	100
Pottery Classes	Ceramics courses lasting 5-6 weeks	F.1	80-100
Screen Printing Class	Full day screen printing class	F.1	12
Y Fit	Personal Training courses that the CYMCA has operated since 1984	F.2/E	400-600
YMCA Sunday Hub Club	Physical activities for people with learning difficulties and disabilities (until 2019)	F.2/E	120
External organisations / users			
At your beat	Diversity dance fitness, including AYB body party, Videobeat, Strutbeat, Stilettobeat, Broadwaybeat, K-popbeat, Lyricalbeat, Afrobeat, RnBeat, and Jazzbeat	F.2/E	6,379
Book Music Lyrics	Professional development programme for emerging musical theatre writers	F.1/ F.2	87
DGC Dance	K-pop dance fitness	F.2/E	810
DMT Swimming	Swimming lessons (12 sessions per week)	F.1/ F.2/ E	TBC
Imperial Steps	Dance & related activities	F.1/ F.2/ E	580
Ishigaki Jiu Jitsu	Ju jitsu and self-defence training. Focuses on LGBTQ+ Community.	F.1/ F.2/ E	133
London Jujitsu	Jujitsu and self defence	F.1/ F.2/ E	45-55
Salsa 4 Fun	Salsa dancing	F.1/ F.2/ E	370+
Salsa 4U	Salsa dancing lessons	F.1/ F.2/ E	100
Stroke Rehab ("Different Strokes")	Support group for stroke survivors	F.1/ F.2/ E	30
UCL Swim Club	University swimming club	F.1/ F.2/ E	80
UCLH Cadiac Rehab	TBC	F.1/ F.2/ E	TBC
UCLH Cardiac Rehab Phrase & Lower Limb	TBC	F.1/ F.2/ E	TBC
University of London Judo Club	Judo Club. Only hybrid of public and student Judo in Central London.	F.1/ F.2/ E	76
Work Out With Pride	LGBT+ Wellness - fitness classes, socials, hikes & excursions	F.2/E	900
Schools			
All Souls C of E Primary School	Swimming lessons + use of other facilities on occasion + parents' use of holiday club for their children	F.1/ F.2/ E	150
Christopher Hatton Primary School	TBC	F.1/ F.2/ E	TBC
Jeannine Manuel School	Swimming lessons + use of sports hall, box & yoga studio	F.1/ F.2/ E	520
Soho Parish C of E Primary School	Swimming lessons + use of sports hall	F.1/ F.2/ E	20
St Clement Danes Church of England Primary School	Swimming lessons	F.1/ F.2/ E	20-30
St George the Martyr Church of England Primary School	Swimming lessons	F.1/ F.2/ E	28
St George's Hanover Square C of E Primary School	TBC	F.1/ F.2/ E	TBC
St Joseph's Catholic Primary School	Swimming lessons	F.1/ F.2/ E	14
St Mary's Bryanston Square CE Primary School	Swimming lessons + use of other facilities for activity days	F.1/ F.2/ E	30
St Peter's Eaton Square CofE Primary School	Use of main gymnasium	F.1/ F.2/ E	140
Personal trainers			
1. [REDACTED]	TBC	F.1/ F.2/ E	4
2. [REDACTED]	TBC	F.1/ F.2/ E	TBC
3. [REDACTED]	Personal training and rehabilitation and nutrition coaching	F.1/ F.2/ E	30-50
4. [REDACTED]	One to one training for people who are looking to improve their physical health, specialising in working with older adults or people with health considerations	F.1/ F.2/ E	15
5. [REDACTED]	Health and fitness training provider - personal training, nutrition and lifestyle support and cardiac rehabilitation	F.1/ F.2/ E	33
6. [REDACTED]	TBC	F.1/ F.2/ E	TBC
Therapists			
7. [REDACTED]	Sports and remedial massage for the community, including vulnerable clients (e. g. older adults, HIV positive clients, clients with chronic health conditions).	F.1/ E	200
8. [REDACTED]	Sports and remedial massage for the community, including vulnerable clients (e. g. older adults, HIV positive clients, clients with chronic health conditions).	F.1/ E	100
Organisations referring patients to the CYMCA Club			
56 Dean Street	Referral of HIV patients to the Positive Health Programme	F.1/ F.2/ E	TBC
Bloomsbury clinic Central North West London NHS trust	Referral of HIV patients to the Positive Health Programme	F.1/ F.2/ E	TBC
ICDC HIV clinic Royal Free Hospital	Referral of HIV patients to the Positive Health Programme	F.1/ F.2/ E	TBC

Notes:

TBC = information not yet available

The total number of individuals with CYMCA membership over the course of a year is higher than 3,600 due to member turnover (e.g. in 2022/23 it was 6,680)

Estimates sourced from relevant individuals and organisations, and web research

Data is for the latest available full year



B Statutory declarations (redacted)

STATUTORY DECLARATION

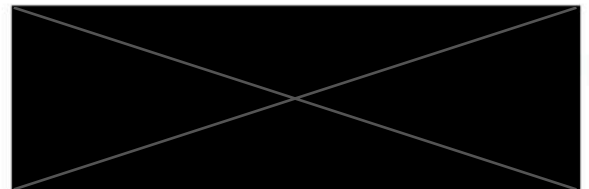


In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell Street


I,  the Director of At Your Beat, do solemnly and sincerely declare the following statements are true:

1. The At Your Beat uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are Cycle Studio, The Box, Skills Studio 1, Skills Studio 2 and Yoga Studio ("the facilities");
3. The At Your Beat has made use of these facilities since October 2021;
4. The At Your Beat has used the facilities for most of the time, to date;
5. The At Your Beat is a dance fitness company. It provides group dance and fitness classes for our members/ users;
6. Our membership/ total users at the facility was on average about 500 per month over the last year, with about 16,500 user sessions .
7. The average number of participants per session is 15 ;
8. Since 2022, At your beat has had over 33,000 attendees (user sessions), of which 4,000 were first visits, and it hasheld over 2,400 classes;
9. The At your Beat has a rolling monthly agreement for use of the facilities.

Signed 



On the 19th DECEMBER 2024

Witnessed by 

[name]
[legal position]

SAJO TIKMAR
(SOLICITOR

[firm]

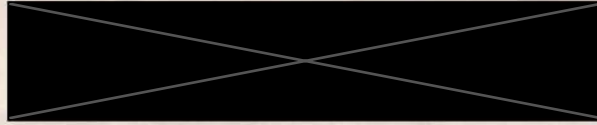
[SRA number]

Gulbenkian Andonian Solicitors Ltd. First Floor, 6 Flitcroft Street West End, London WC2H 8DJ DX: 37951 Kingsway
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SRA No: 340372

(No NOTICE SOUGHT OR GIVEN

STATUTORY DECLARATION

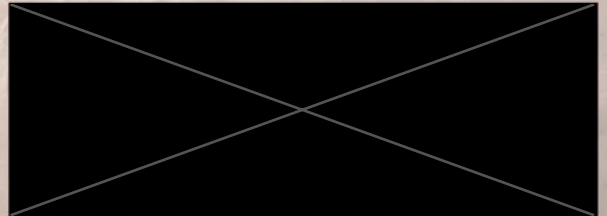
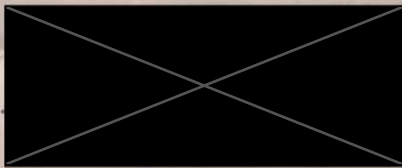


In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

I, , the owner of Salsa 4U do solemnly and sincerely declare the following statements are true:

- 1. Salsa 4U uses the facilities at Central YMCA Club, 112 Great Russell Street;
- 2. The specific parts of the facilities I use are the studios ("the facilities");
- 3. Salsa 4U has made use of these facilities since 2021;
- 4. Salsa 4U has used the facilities for most of the time, to date;
- 5. Salsa 4U is a course for Salsa classes. It provides dance lessons for our members/ users;
- 6. Our membership/ total users at the facility over the last year was approximately 80-100
- 7. The average number of participants per session is 8-10
- 8. Dance studio holds capacity for approximately 13 people.
- 9. Salsa 4U has a hire agreement on a rolling monthly basis.

Signed



On the.....

23 DECEMBER 2024

Witnessed by

[name]

SAFA THOMAS

[legal position]

(SOLICITOR)

[firm]

GULBENKIAN ANDONIAN SOLICITORS

[SRA number]

340372

Gulbenkian Andonian Solicitors Ltd.
 First Floor, 6 Flitcroft Street
 West End, London
 WC2H 8DJ
 DX: 37951 Kingsway

(NO ADVICE SOUGHT OR GIVEN)

STATUTORY DECLARATION

[Redacted Name]
[Redacted Address]

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

I, [Redacted Name] lead instructor London Jujitsu do solemnly and sincerely declare the following statements are true:

1. The London Jujitsu ("the club") uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the yoga studio.
3. The club has made use of these facilities since June 2021.
4. The club has used the facilities every Monday evening for 2 hours.
5. The club provides training in Traditional Jujitsu and self defence for adults of all genders our students range in age from 17 to 60+ years old. We also offer specific ladies self defence classes.
6. Our membership/ total users at the facility over the last year was approximately [add if known, or an estimated range of between 20 – 40 different students over the past 12 months.
7. The average number of participants per session is 15 – 20 persons.
8. The has a rolling monthly rental agreement with the centre.

Signed [Redacted Signature]

On the 6th day of January 2025

Witnessed by Dr Bernard Andonian Gulbenkian Andonian Solicitors

[name]
[legal position]
[firm]
[SRA number]


130851

Gulbenkian Andonian Solicitors Ltd.
First Floor, 6 Flitcroft Street
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WC2H 8DJ
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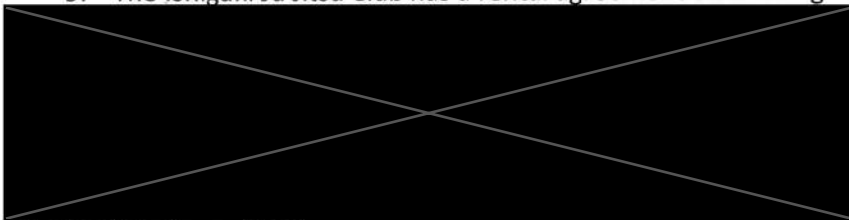
STATUTORY DECLARATION



In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at the above property

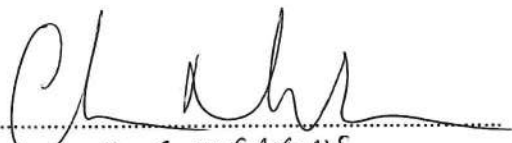
I, , solicitor and Director of Ishigaki CIC (trading as Ishigaki Ju Jitsu) do solemnly and sincerely declare the following statements are true:

1. The Ishigaki Ju Jitsu Club uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the main hall badminton court space and the changing facilities. We have also in the past made use of 'The Box' studio space. Further, we have run National Competitions and training with our National parent body, Jikishin. We have also used office space for meetings and Coaching courses. Our senior team undertook our first aid training with the YMCA. We also store our equipment on site ("the facilities");
3. The Ishigaki Ju Jitsu Club has made use of these facilities since July 2021;
4. The Ishigaki Ju Jitsu Club has used the facilities for most of the time, to date;
5. The Ishigaki Ju Jitsu Club is a not-for-profit Community Interest Company. It provides training in the traditional Japanese martial art ju jitsu, and self-defence training, for our members/ users;
6. Our membership/ total users at the facility over the last year was between 120 and 133;
7. The average number of participants per session is 32, and the largest class was 52 attendees;
8. Ishigaki Ju Jitsu Club focuses largely on the LGBTQ+ community, providing a safe space to learn and develop skills. We also provide self defence training for trans and vulnerable members of the LGBT+ community;
9. The Ishigaki Ju Jitsu Club has a rental agreement on a rolling monthly basis.



On the 13 January, 2025

Witnessed by


CHE MEAKINS

Che Meakins
Solicitor
Rayden Solicitors
SRA Number 504445

STATUTORY DECLARATION

[Redacted]

[Redacted]

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell Street,

I, [Redacted] the Founder of Work out With Pride do solemnly and sincerely declare the following statements are true:

1. The Work Out with Pride uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the fitness studios ("the facilities");
3. The Work Out With Pride has made use of these facilities since 2021;
4. The Work out With Pride has used the facilities for most of the time, to date;
5. The Work Out With Pride is LGBT+ Wellness, Community group. It provides LGBT+ Wellness is a community group that includes fitness classes, socials, hikes and other excursions for our members/ users;
6. Our membership/ total users at the facility over the last year was approximately 900 members overall with 200 high use members;
7. The average number of participants per session is 30 members;
8. The Work Out With Pride has a rental hire agreement on a rolling monthly basis.

Signed [Redacted Signature]

On the 6th January 2025

Witnessed by Dr Bernard Andonian Solicitor

[name] Dr Bernard Andonian
 [legal position] Solicitor.
 [firm]
 [SRA number] 130851

Gulbenkian Andonian Solicitors Ltd. First Floor, 6 Flitcroft Street West End, London WC2H 8DJ DX: 37951 Kingsway
--

[Redacted Signature]

Statutory Declaration

In support of Claim for the Certificate of Lawful Existing Use or Development (CLEUD) for mixed use, community, sports, education and swimming pool at The Central YMCA Club, 112 Great Russell Street

I, [REDACTED], a member of the YMCA Volleyball club and on behalf of team coach [REDACTED], do solemnly and sincerely declare the following statements are true.

1. The organisation has used the facilities at the Central YMCA.
2. The specific parts made use of are the main sports hall, changing rooms and showers.
3. The group has made use of these facilities since at least 1978. The building was opened in 1977.
4. The group has used the facilities every Wednesday evening from 7.30pm to 10.00 pm.
5. Different membership and payment options were available for participants who were not full-time members of the YMCA.
6. In March 2020 the group ceased using the facilities when the YMCA was closed as part of the Covid-19 lockdown.
7. Despite attempts by members and the coach to restart the weekly session after the removal of lockdown, it was not possible, for unknown reasons.
8. Efforts to reopen included suggesting an earlier start to fit in with the earlier closing time of the club. The coach had discussions with the club about the need for new equipment and a list of items was prepared. Offers of assistance were not taken up. No response was received to the suggestions and the group has not been able to use the facilities since.
9. The group, led by the qualified coach and his fellow coach, O'Ryan Arends, provided fitness and skills training in the sport of volleyball. Different levels of player take part in the 2-hour session culminating in a series of games for the last hour. The YMCA team has historically competed in the National League.
10. Total users of the facility over the last year in operation (2019-2020) numbered around 500 (4 sessions a month, average 12 players a session).
11. A minimum of at least 8 players would attend each session with up to 25 on occasions. Players included students, tourists or visitors to London.
12. Players were of all ages – from teenager to over 70, and of varying abilities. Players came from around the world, Africa, Europe, Australasia, North and South America and Asia. The group will regularly celebrate Christmas by meeting up, including this year on 18 December 2024.

Signed [REDACTED]

On the 19 DECEMBER 2024

Witnessed by [REDACTED]

Name

SAJO THOMAS

Legal position

SOLICITOR

Firm

Gulbenkian Andonian Solicitors Ltd.
First Floor, 6 Filicroft Street
West End, London
WC2H 8DJ
DX: 37951 Kingsway

SRA No: 340 372

(No Advice Sought
OR GIVEN)

STATUTORY DECLARATION

[Redacted]

[Redacted]

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

I, the [Redacted] of Director do solemnly and sincerely declare the following statements are true:

1. The Imperial Steps uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are Studio 1 and Studio 2 ("the facilities");
3. The Imperial Steps has made use of these facilities since 2008/2009;
4. The Imperial Steps has used the facilities for most of the time, to date;
5. The Imperial Steps is an organisation of dancers whose aim is to bring people together through dance and dance related activities. It provides dance classes and community grope activities for people of all ages and abilities;
6. Our membership/ total users at the facility over the last year was approximately 580 members;
7. The average number of participants per session is 24 -30;
8. Mondays are when we run a skill sharing session where most of our professional dancers come together and help with self development. A few of the students that we teach also come to join us at this session. This brings the number of people using the studio between 8-12.
9. Wednesdays is when we run a Street Dance class for children - number of children attending is between 7-9
10. On the last Wednesday of the month, I run a dance class workshop for older people called Fun, Fit and Funky. This session has around 25 students and always sells out ;
11. The Imperial Steps has a rental/ hire agreement on a rolling monthly basis.

Signed ... [Redacted Signature]

[Redacted Signature]

On the 19th DECEMBER 2024

Witnessed by [Handwritten Signature]

SATO THOMAS (Solicitor) SRA No: 340372 (No Advice Sought or Given)

Gulbenkian Andonian Solicitors Ltd. First Floor, 6 Flitcroft Street West End, London WC2H 8DJ DX: 37951 Kingsway

STATUTORY DECLARATION

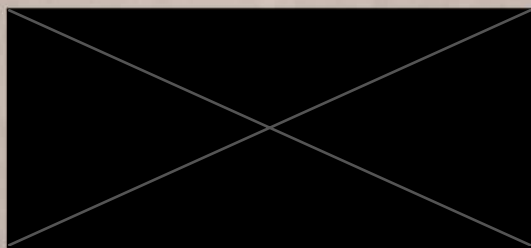


In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

I, the facilitator of University of London Judo Club do solemnly and sincerely declare the following statements are true:

1. The University of London Judo Club uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the Badminton courts which we convert into a dojo ("the facilities");
3. The University of London Judo Club has made use of these facilities since July 2021;
4. The University of London Judo Club has used the facilities for most of the time, to the present;
5. The University of London Judo Club is an established and welcoming club for current and past students for all UOL institutions since 1964, catering to all from beginners to black belts (male and female). We welcome the general public to join and is the only hybrid judo club in Central London. It provides Judo members with structured opportunities to learn and practice the fundamental techniques and principles of judo for our members/ users;
6. Our membership/ total users at the facility over the last year was approximately 76 active members];
7. The average number of participants per session is 20 - 30 users per session;
8. University of London Judo club is the only hybrid (student/public) judo club in central London;
9. The University of London Judo has a [rental/ hire] agreement on a rolling monthly basis.

Signed



On the 8 January 2025

Witnessed by

Gulbenkian Andonian Solicitors Ltd.
 First Floor, 6 Flitcroft Street
 West End, London
 WC2H 8DJ
 DX: 37951 Kingsway

[name]

SAJO THOMAS (SOLICITOR)

[legal position]

GULBENKIAN ANDONIAN SOLICITORS

[firm]

[SRA number]

340372

(NO ADVICE SOUGHT OR GIVEN)

STATUTORY DECLARATION



In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA 112 Great Russell Street

I, [redacted] the founder/ programme director of BOOK Music & Lyrics (www.bookmusicandlyrics.com) (registered charity 1197930) do solemnly and sincerely declare the following statements are true:

1. BOOK Music & Lyrics (BML) uses and has used the facilities at Central YMCA Club, 112 Great Russell Street.
2. We currently use classrooms, meeting rooms and, previously, the board room
3. BML has made use of these facilities since March, 2017.
4. BML uses, has used the facilities for 3-4 sessions per week, 34 weeks of the year, through 5 Feb, 2025.
5. BML is a professional development programme for emerging musical theatre writers (composers, lyricists and librettists), emphasising craft, collaboration and professionalism. We are recognised by Arts Council England (although they do not fund us) as 'the only organisation in Britain offering this training' and 'good value for money for the participants'. Our members win prizes and get commissioned. In 2024, two teams had West End transfers of their shows ('Two Strangers Carry a Cake Across New York' and 'The Curious Case of Benjamin Button'). Another show, 'In Clay' was recently showcased in New York.
6. Our membership/ total users at the facility over the last year was approximately 87 members in four workshops (per week). They range in age between 21-65.
7. The average number of participants per session is between 6 and 25 (depending on the workshop).
8. All sessions are 'hybrid', i.e. in-person or by video-conference. This is to facilitate members from Wales, Scotland and Ireland (and one member in the Netherlands) with high travel costs. Or because they have disability/ neurodiversity issues that make direct attendance difficult. All sessions are fully accessible.
9. The YMCA also allows us to store our equipment (keyboard, microphones, speakers, etc) in a large cupboard in Classroom One.
10. We also rent space in the facility for auditions annually and organisational board meetings.
11. BML has a [rental/ hire] agreement on a rolling monthly basis. We operate between September and mid-July annually.

Signed [redacted]

On the 19th DECEMBER 2024

Witnessed by SAJD THOMAS

[name]

[legal position] SOLICITOR

[firm] GULBENKIAN ANDONIAN SOLICITORS

[SRA number] 340372


Gulbenkian Andonian Solicitors Ltd.
 First Floor, 6 Flitcroft Street
 West End, London
 WC2H 8DJ
 DX: 37951 Kingsway

(NO ADVICE SOUGHT OR GIVEN)

STATUTORY DECLARATION

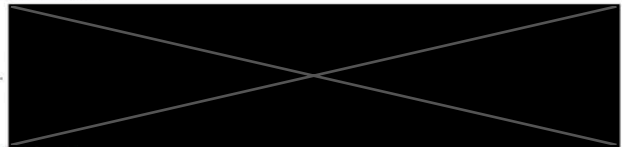
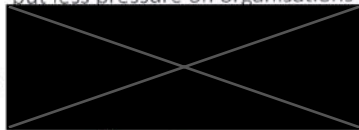


In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

 The Coordinator of Positive Health do solemnly and sincerely declare the following statements are true:

1. The Positive Health Programme uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the pool, studios, gym floor, changing rooms & meeting rooms.
3. The Positive Health Programme has made use of these facilities since 1997.
4. The Positive Health Programme has used the facilities for most of the time, to December 2024.
5. The Positive Health Programme is for people within the Camden & Islington borough and outside who have been diagnosed with HIV at any point in their lives. It provides one to one & group support for physical health, giving new members one to one training & specific classes. There is also a massive social aspect of the programme where we meet up with members regularly to help build new friendships to tackle isolation & stigma for our members.
6. Our membership total users at the facility over the last year was approximately 250.
7. The average number of participants per session is 8.
8. Since 1997 we have had at least 2000 participants use Central YMCA Club as part of the Positive Health programme. Some stay on to take out paid memberships.
9. We see over 100 new referrals each year.
10. The members we work with have a much higher risk of developing comorbidities due to their HIV diagnosis.
11. The programme has helped many people prevent developing comorbidities and, therefore, put less pressure on organisations such as the NHS.

Signed



On the

19th DECEMBER 2024

Witnessed by

[name]

SA JB THOMAS

[legal position]

SOLICITOR

Gulbenkian Andonian Solicitors Ltd.
 First Floor, 6 Flitcroft Street
 West End, London
 WC2H 8DJ
 DX: 37951 Kingsway

SRA No: 340372 (No Advice Sought or Given)

STATUTORY DECLARATION

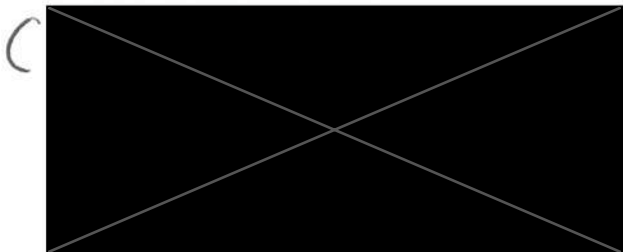


In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA 112 Great Russell Street.

I, [Redacted] Group Coordinator for the Central London Group of Different Strokes, do solemnly and sincerely declare the following statements are true:

1. Different Strokes uses the facilities at Central YMCA Club, 112 Great Russell Street.
2. The specific parts of the facilities I use is the Lower Club Lounge.
3. We have made use of these facilities since 21 September 1996.
4. We have used the facilities continuously from 21 September 1996 (except during covid lock downs) to date.
5. We provide weekly support groups for stroke survivors.
6. Our client base over the last year was approximately 4-6 individuals per week.
7. The average number of participants per session is 4-6 individuals.
8. I have an agreement on an ongoing basis to use Lower Club Lounge without charge.

Signed [Redacted Signature]



On the..... 23 December 2024

Witnessed by [Handwritten Signature]

[name] SAJO THOMAS
 [legal position] SOLICITOR
 [firm] GULBENKIAN ANDERSON SOLICITORS
 [SRA number] 340372

Gulbenkian Anderson Solicitors Ltd.
 First Floor, 6 Filtcroft Street
 West End, London
 WC2H 8DJ
 DX: 37951 Kingsway

(No Advice Sought OR GIVEN)

STATUTORY DECLARATION

Name: [Redacted]

Address: [Redacted]

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education, health, and swimming pool] at Central YMCA 112 Great Russell Street.

[Redacted] Chief Executive Officer [position held]

At Living Well International CIC [organisation], do solemnly and sincerely declare the following statement is true:

Living Well International CIC [organisation] has referred numerous clients to the Positive Health Programme at Central YMCA 112 great Russell Street for over 25 years [number of years].

*YMCA Positive Health was set up in 1997 specifically to promote increased activity levels in HIV positive individuals. The aim is to offer a dedicated exercise referral scheme with a team of staff who are able to understand and deal with the issues faced by individuals who are living with HIV. It is a medical referral scheme that only accepts referrals from HIV clinics, GP's and other specialist HIV organisations.

Health professionals from HIV clinics that have access to a patient's medical records which may include HIV consultants, nurses, physiotherapists, dieticians and patient representatives can refer to the program. Representatives from HIV organisations can also refer if they have access to the patient's records.¹

Signed [Redacted Signature]

On the 9th JANUARY 2025

Witnessed by [Handwritten Signature]

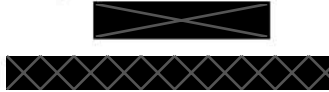
[name] SA JO THOMAS
[legal position] SOLICITOR
[firm] GULBENKIAN ANDONIAN SOLICITORS
[SRA number] 340372

¹ Referral Manual
Central YMCA
Positive Health Referral Manual


(NO ADVICE SOUGHT OR GIVEN)

Gulbenkian Andonian Solicitors Ltd.
First Floor, 6 Flitcroft Street
West End, London
WC2H 8DJ
DX: 37951 Kingsway

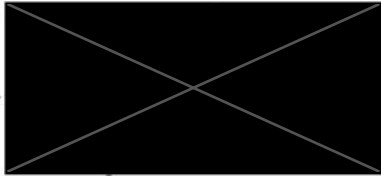
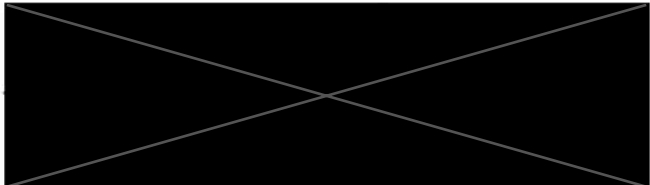
STATUTORY DECLARATION



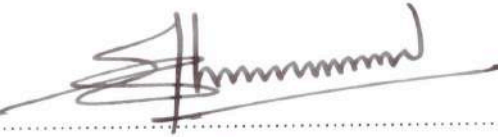
In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

 the owner of James Simpkin Personal Training do solemnly and sincerely declare the following statements are true:

1. The James Simpkin Personal Training uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are The gym floor & studios
3. The James Simpkin Personal Training has made use of these facilities since June 2023.
4. The James Simpkin Personal Training has used the facilities for most of the time, to December 2024.
5. The James Simpkin Personal Training is a one to one personal training business. It provides one to one training for people who are looking to improve their physical health, specialising in working with older adults or people with health considerations.
6. Our membership/ total users at the facility over the last year was approximately 15 individuals.
7. The average number of participants per session is one person.
8. The James Simpkin Personal Training has a rental agreement on a rolling monthly basis.

Signed  

On the 19th DECEMBER 2024

Witnessed by 

[name]
[legal position]
[firm]
[SRA number]

SA JO THOMAS
SOLICITOR
Gulbenkian Andonian Solicitors Ltd.
First Floor, 6 Flitcroft Street
West End, London
WC2H 8DJ
DX: 37951 Kingsway

SRA No. 340372

(No ADVICE SOUGHT OR GIVEN)

STATUTORY DECLARATION

[Redacted]
[Redacted]

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

I, [Redacted] the owner of Waite Training, do solemnly and sincerely declare the following statements are true:

1. Waite Training uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are [the pool/ studio/ other facilities] ("the facilities");
3. Waite Training has made use of these facilities since March 2013.
4. Waite Training has used the facilities for most of the time, to date
5. Waite Training is a health and fitness training provider. It provides personal training, nutrition and lifestyle support and cardiac rehabilitation for our members/ users.
6. Our membership/ total users at the facility over the last year was approximately 33 people.
7. The average number of participants per session is 1 for personal training, 5-10 for classes.
8. The Phase 4 cardiac rehab classes are a lifeline for patients referred by the Cardiovascular team at University College Hospital
9. Waite Training has a rental agreement on a rolling monthly basis.

Signed [Redacted] [Redacted]

On the 20th DECEMBER 2024

Witnessed by [Signature]

[name] SAJO THOMAS
 [legal position] SOLICITOR (SRA No. 340372)
 [firm] GULBENKIAN ANDONIAN SOLICITORS
 [SRA number] 340372

Gulbenkian Andonian Solicitors Ltd.
 First Floor, 6 Flitcroft Street
 West End, London
 WC2H 8DJ
 DX: 37951 Kingsway

(NO ADVICE SOUGHT OR GIVEN)

PSTATUTORY DECLARATION

[Redacted]
[Redacted]
[Redacted]
[Redacted]

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use / community, sports, education, health and swimming pool] at Central YMCA 112 Great Russell Street.

(7).

I, [Redacted], the practitioner do solemnly and sincerely declare the following statements are true:

1. My practice uses the facilities at Central YMCA Club, 112 Great Russell Street.
2. The specific parts of the facilities I use are the therapy rooms.
3. I have made use of these facilities since January 2011.
4. I have used the facilities continuously (except during covid lock downs) up to 7/1/25.
5. I am a sole trader providing sports and remedial massage to gym members, local businesses, members of the local borough of Camden community, members of the wider London community, international visitors to London, and vulnerable groups (e.g. older adults, hiv positive clients, and clients with other chronic health conditions).
6. My average client base per year is approximately 100 individuals.
7. The average number of participants per session is 1.
8. I have a rolling therapy room rental agreement on an ongoing basis.

Signed ..

[Redacted Signature Area]

On the.....

8th JANUARY 2025

Gulbenkian Andonian Solicitors Ltd.
First Floor, 6 Flitcroft Street
West End, London
WC2H 8DJ
DX: 37951 Kingsway

Witnessed by

[Handwritten Signature]

SAJO THOMAS (SOLICITOR)

[name]
[legal position]
[firm]
[SRA number]

GULBENKIAN ANDONIAN SOLICITORS

SRA No: 340372

(NO ADVICE SOUGHT OR GIVEN)

STATUTORY DECLARATION

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA 112 Great Russell Street.

I, [REDACTED], the practitioner, do solemnly and sincerely declare the following statements are true:

1. My practice uses the facilities at Central YMCA Club, 112 Great Russell Street.
2. The specific parts of the facilities I use are the therapy rooms.
3. I have made use of these facilities since 2003.
4. I have used the facilities continuously (except during covid lock downs) up to 17/12/2024.
5. I am a sole trader providing sports and remedial massage to gym members, local businesses, members of the local borough of Camden community, members of the wider London community, international visitors to London, and vulnerable groups (e.g. older adults, hiv positive clients, and clients with other chronic health conditions).
6. My client base over the last year was approximately 15 individuals per week.
7. The average number of participants per session is 1.
8. I have a therapy room rental agreement on an ongoing basis with a three-month notice period.

Signed

[REDACTED SIGNATURE]

On the 19 December 2024

Witnessed by Manpal S. Sarma

[name] Manpal S. Sarma

[legal position] Solicitor

[firm] Manraaj Johal

[SRA number] 170610

Montague Solicitors
201 Upper Street London
N1 1RQ

19 Dec 2024

[Handwritten Signature]


JP

STATUTORY DECLARATION

~~All Souls CE Primary~~
~~49-54 Foley Street, London, W1W 7JJ~~

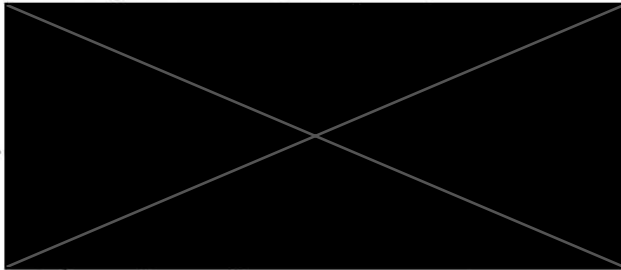
Central YMCA Club,
112, Great Russell Street
LONDON WC1B 3NK

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for community, sports, education and swimming pool]at the above property

I,  the Head of School do solemnly and sincerely declare the following statements are true:

1. The school uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the pool and on occasion the other facilities
3. The school has made use of these facilities since September 2020.
4. The school has used the facilities for most of the time
5. The school relies on the YMCA to provide a nearby facility for our swimming lessons. It also provides sports coaches who run lunch time and after school sports provision for our school. Many of our parents use the YMCA for private swimming lessons and other sports programmes hosted by the facility. It is also a vital part of the school holiday provision for our working parents who access the holiday club.
6. The total users at the facility over the last year was over 100 pupils, with outreach support taking it to 150.
7. The average number of participants per session is 20-30;

Signed .



On the.....20th December 2024.....

Witnessed by.....

[name]
[legal position]
[firm]
[SRA number]

Chris Aikens, Barrister
11 South Square
Gray's Inn
London WC1R 5EY

STATUTORY DECLARATION

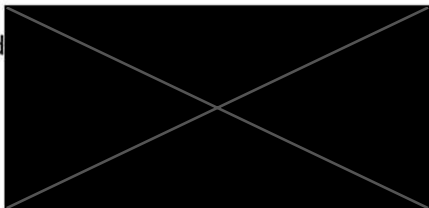
Jeannine Manuel School
43-34 Bedford Square, London, WC1B 3DN

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for sports,
education and swimming pool
at Central YMCA Club, 112 Great Russell Street, London WC1B 3NQ

I, XXXXXXXXXX the Head of Jeannine Manuel School do solemnly and sincerely declare the following statements are true:

1. Jeannine Manuel School uses the facilities at Central YMCA Club, 112 Great Russell Street, London;
2. The specific parts of the facilities we use are the pool, the Sports Hall, the Box and the Yoga Studio;
3. Jeannine Manuel School has made use of these facilities since September 2015;
4. Jeannine Manuel School has used the facilities regularly each week during term time to date, including every day (Mon – Fri) since September 2016;
5. Jeannine Manuel School is an independent primary and secondary school located within walking distance of the Central YMCA Club at 112 Great Russell Street. Each week, we rely on the YMCA facilities for PE lessons and extracurricular activities for our students in Y3 – Y13. Many of our staff members also hold YMCA membership and are active gym users.
6. The total number of students who use the facility for PE and extracurricular activities each week is approximately 520.
7. The average number of participants per session is typically between 15-20.
8. Jeannine Manuel School has a rental agreement on an annual basis.

Signed



On the 09/01/2025

Witnessed by 

[name]
[legal position]
[firm]
[SRA number]

Chris Aikens, Barrister
11 South Square
Gray's Inn
London WC1R 5EY

STATUTORY DECLARATION

SOHO PARISH CE PRIMARY SCHOOL


23 Great Windmill St, London W1D 7LF

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/
community, sports, education and swimming pool] ~~at the above property~~

*at the Central YMCA Club,
112 Great Russell Street, London
WC1B 3NQ*

I,  the Head of School at Soho Parish Primary School, do solemnly and sincerely
declare the following statements are true: 

1. Soho Parish Primary School uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the swimming pool, as well as the main hall for activity days in the summer term
3. Soho Parish Primary School has made use of these facilities since January 2015
4. Soho Parish Primary School has used the facilities for most of the time (every Monday afternoon)
5. Soho Parish Primary School uses the pool for KS2 children's swimming lesson, as part of the National Curriculum. It provides key life skills for our pupils;
6. Our membership/ total users at the facility over the last year was approximately [add if known, or an estimated range e.g. 20-30];
7. The average number of participants per session is 20 children.
8. In the summer term, we also use the YMCA for our Y6 children to have active days, involving use of the trampolines and other facilities
9. Soho Parish Primary School has a hire agreement on a annual basis.

Signed 

On the 20/12/2024

Witnessed by 

name: _____

legal position: **Chris Aikens, Barrister**

firm: **11 South Square
Gray's Inn
London WC1R 5EY**

SRA number: _____

STATUTORY DECLARATION

Saint Clement Danes CofE Primary School

118 Drury Lane

London

WC2B 5SU

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for mixed use/community, sports, education and swimming pool at the Central YMCA Club, 112 Great Russell Street, London WC1B 3NQ

I, [redacted] the head teacher of Saint Clement Danes CofE Primary School, do solemnly and sincerely declare the following statements are true:

- 1. Saint Clement Danes CofE Primary School uses and has used the facilities at Central YMCA Club, 112 Great Russell Street;
- 2. The specific parts of the facilities we use are the pool ("the facilities");
- 3. Saint Clement Danes CofE Primary School has made use of these facilities since 2017;
- 4. Saint Clement Danes CofE Primary School has used the facilities regularly to date;
- 5. Saint Clement Danes CofE Primary School provides primary school level learning for the children in the local area;
- 6. Our total users at the facility over the last year was approximately 20-30;
- 7. The average number of participants per session is 20-30;
- 8. We also use PE coaches from Central YMCA Club in-school to provide the school's PE lessons; Our pupils then have the option to, and many do, use other provisions at the Central YMCA Club, like swimming lessons, basketball clubs, half-term holiday clubs, etc.
- 9. Saint Clement Danes CofE Primary School has an agreement with Central YMCA Club on an annual basis.

Signed [redacted signature box]

On the 7th of January, 2025

Witnessed by: [handwritten signature]


[name] Tou Creeve
 [legal position] BARRISTER
 [firm] 33 BEDFORD ROW
 [SRA number] 29992

STATUTORY DECLARATION

St George the Martyr CE Primary School

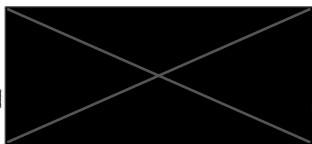
St George the Martyr CE Primary School, John's Mews, Camden, London, WC1N 2NX

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/
community, sports, education and swimming pool]
at Central YMCA Club, 112 Great Russell Street, London WC1B 3NQ

I,  the Head of School of St George the Martyr CE Primary School do solemnly and sincerely declare the following statements are true:

1. The St George the Martyr CE Primary School uses [or has used] the facilities at Central YMCA Club, 112 Great Russell Street, London;
2. The specific parts of the facilities we use are the swimming pool. However, the staff also run additional sessions for the pupils in school, such as the First Aid training day. ("the facilities");
3. The St George the Martyr CE Primary School has made use of these facilities for many years. Afraid I do not have access to this information. ;
4. The St George the Martyr CE Primary School has used the facilities for most of the time, to date [or, until [month year]];
5. The St George the Martyr CE Primary School is primary school in Central London. It provides provides a caring, stable, intellectually and creatively stimulating environment for children. for our members/ users;
6. The average number of participants per session is 28 pupils for our weekly swimming lesson];
7. St George the Martyr CE Primary School have 1 weekly swimming lesson per week.;

Signed



On the

09.01.25

Witnessed by



[name]

[legal position]

[firm]

Chris Aikens, Barrister
11 South Square
Gray's Inn
London WC1R 5EY



St Joseph's Catholic Primary School

Macklin Street, Covent Garden, London WC2B 5NA

Telephone: 0207 242 7712


Email: admin@stjosephs.camden.sch.uk

STATUTORY DECLARATION



Head of School

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell Street, London, WC1B 3NQ


I,  the Head of School at St Joseph's Catholic Primary School, do solemnly and sincerely declare the following statements are true:

1. The pupils of St Joseph's use the facilities at Central YMCA Club, 112 Great Russell Street;
2. Specifically, pupils use the pool to learn to swim;
3. St Joseph's pupils have made use of this facility for many years;
4. Currently, 14 of our pupils use the facility during school hours and many of our families use the facilities on weekends and school holidays.
5. St Joseph's Primary School has a hire agreement on a rolling annual basis.

Signed :



On the 18th December 2024

Witnessed by 


[name]
[legal position]
[firm]
[SRA number]

Chris Aikens, Barrister
11 South Square
Gray's Inn
London WC1R 5EY

STATUTORY DECLARATION

St Mary's Bryanston Square C of E Primary School
Enford Street London W1H 1DL

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/
community, sports, education and swimming pool]
at Central YMCA Club, 112 Great Russell Street, London WC1B 3NQ

I,  the Administrator of St Mary's Bryanston Square C of E Primary School do solemnly and sincerely declare the following statements are true:

1. St Mary's Bryanston Square C of E Primary School uses the facilities at Central YMCA Club, 112 Great Russell Street, London;
2. The specific parts of the facilities we use are the pool, staff to provide us with afterschool clubs and the YMCA premises for activity days;
3. St Mary's Bryanston Square C of E Primary School has made use of these facilities since September 2021;
4. St Mary's Bryanston Square C of E Primary School has used the facilities for most of the time, until the end of January 2025;
5. St Mary's Bryanston Square C of E Primary School is a voluntary aided school with 154 children on roll. We provide the children with a broad curriculum in line with the National Curriculum;
6. Our membership/ total users at the facility over the last year was approximately 30 pupils per week;
7. The average number of participants per session is 20-30 pupils;
8. Participant numbers will differ depending on which class attends the facilities;
9. St Mary's Bryanston Square C of E Primary School has a hire agreement on an annual basis.

Signed 

On the..... *9th January 2025*

Witnessed by 


Chris Aikens, Barrister
11 South Square
Gray's Inn
London WC1R 5EY

STATUTORY DECLARATION

St Peter's Eaton Square's CofE Primary School's

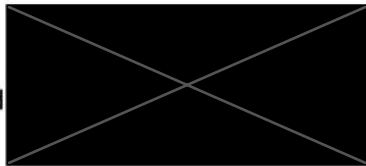
St Peter's Eaton Square's CofE Primary School, Lower Belgrave Street, SW1W 0NL

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/
community, sports, education and swimming pool]
at Central YMCA Club, 112 Great Russell Street, London WC1B 3NQ

I,  the Deputy headteacher of St Peter's Eaton Square's CofE Primary School do solemnly and sincerely declare the following statements are true:

1. St Peter's Eaton Square's CofE Primary School used the facilities at Central YMCA Club, 112 Great Russell Street, London;
2. The specific parts of the facilities we use was the main gymnasium ("the facilities");
3. St Peter's Eaton Square's CofE Primary School has made use of these facilities between the years of 2022 –2024;
4. St Peter's Eaton Square's CofE Primary School is a small church of England primary school located in central London. St Peter's Eaton Square's CofE Primary School used the facilities to provide a healthy and fun environment during a summer fun day in which the children got to have a day playing through exercise.
5. The average number of participants per visit over several sessions was an estimated, 140 children;

Signed



.....

On the 09/01/2025

Witnessed by 

Name:

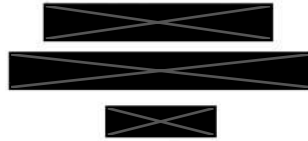
Chris Aikens, Barrister
11 South Square
Gray's Inn
London WC1R 5EY

Legal position:

Firm:

SRA Number:


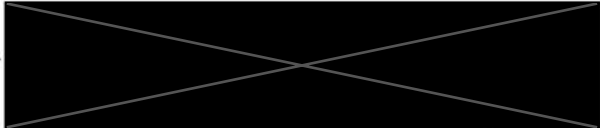
STATUTORY DECLARATION



In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education and swimming pool] at Central YMCA Club, 112 Great Russell St

 the coordinator of Central YMCA Playscheme do solemnly and sincerely declare the following statements are true:

1. The playscheme uses the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we use are the Lower Club Lounge, The Box, The Yoga Studio, The Old Cycle Studio, The Main Sports Hall Floor, The Art Studio and The Pool ("the facilities").
3. The playscheme has made use of the facilities since October 1996.
4. The playscheme has used the facilities for most of the time/during the school holidays, to date;
5. The playscheme is a holiday club that provides activities to children. It facilitates a community that partakes in sports, swimming, games, arts and crafts, STEM Projects, workshops and off-site trips for children in the local community. It is a haven for families who live close by and especially being situated in Central London. The fully trained team work with the children to keep them active, creative and imaginative and approach them holistically to allow them equal opportunities and to make the most of their day.;
6. Our membership/ total users at the facility over the last year was 161;
7. The average number of participants per session is 30-40;
8. The Central YMCA playscheme takes on children of ages 5-12, an age group which would suffer in Central London without activities of such that we can provide and the facilities we have. Playscheme offers opportunities and spaces for children with SEN and Neurodiversities and cater to them as best as we can. Playscheme also offers parents on low income the support they need to be able to provide their children with holiday entertainment/activities.

Signed  

On the 19th DECEMBER 2024

NAME: SAJO THOMAS
LEGAL POSITION: SOLICITOR

FIRM:

Gulbenkian Andonian Solicitors Ltd. First Floor, 6 Flitcroft Street West End, London WC2H 8DJ DX: 37951 Kingsway
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SRA No: 340372

(NO ADVICE SOUGHT OR GIVEN)

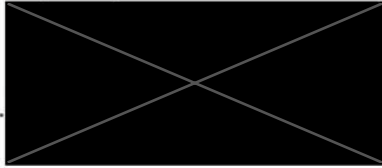
STATUTORY DECLARATION



In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for mixed use/sports at Central YMCA Club, 112 Great Russell St

I, [REDACTED], the facilitator of YMCA Sunday Hub Club, do solemnly and sincerely declare the following statements are true:

1. The YMCA Sunday Hub Club has used the facilities at Central YMCA Club, 112 Great Russell Street;
2. The specific parts of the facilities we used were the Sports Hall and gym facilities.
3. The YMCA Sunday Hub Club has made use of these facilities on Sundays from March 2014 until April 2019.
4. The YMCA Sunday Hub Club was created to provide physical activities (ball games, table tennis, basketball, rowing, etc) for people with learning difficulties and disabilities (learning disability, autistic spectrum, physical impairment, visual impairment).
5. Our total users at the facility over the years was approximately 120.
6. The average number of participants per session was 5/10.



SignedSantos Susaeta.....

On the.....02/01/2025..... 6th January 2025

Witnessed by DR Bernard Andonian Solicitor

[name]
[legal position]
[firm]
[SRA number]

DR Bernard Andonian
Solicitor
130851

Gulbenkian Andonian Solicitors Ltd.
First Floor, 6 Flitcroft Street
West End, London
WC2H 8DJ
DX: 37951 Kingsway

STATUTORY DECLARATION

Name: Bloomsbury Clinic

Address: Mortimer Market Centre, Capper Street, London, WC1E 6JB

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) for [mixed use/ community, sports, education, health, and swimming pool] at Central YMCA 112 Great Russell Street.

I, [REDACTED] Senior Peer Support Worker at the Bloomsbury Clinic, Central North West London NHS Foundation Trust, do solemnly and sincerely declare the following statement is true:

The Bloomsbury Clinic, Central North West London NHS Trust has referred numerous patients to the positive health programme at Central YMCA, 112 Great Russell Street for over 25 years.

*YMCA Positive Health was set up in 1997 specifically to promote increased activity levels in HIV positive individuals. The aim is to offer a dedicated exercise referral scheme with a team of staff who are able to understand and deal with the issues faced by individuals who are living with HIV. It is a medical referral scheme that only accepts referrals from HIV clinics, GP's and other specialist HIV organisations.

Health professionals from HIV clinics that have access to a patient's medical records which may include HIV consultants, nurses, physiotherapists, dieticians and patient representatives can refer to the program. Representatives from HIV organisations can also refer if they have access to the patient's records.¹

Signed [REDACTED]

[REDACTED]

On the 10th JANUARY 2025

Witnessed by [Signature]

[name] SA JO THOMAS
[legal position] SOLICITOR
[firm] GURBENKIAN ANDONIAN SOLICITORS
[SRA number] 340372

¹ Referral Manual
Central YMCA
Positive Health Referral Manual

Gurbenkian Andonian Solicitors Ltd.
First Floor, 6 Filcroft Street
West End, London
WC2H 8DJ
DX: 37951 Kingsway

(NO ADVICE SOUGHT OR GIVEN)