

11 July 2024

Planning and Building Team

5th Floor  
Office F4  
44 Broadway  
London  
E15 1XH  
admin@radon86.co.uk

Hillingdon Council  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

Dear Sir/Madam

**Re: Change of use from Hot food Take away (Sui Generis) to Nail salon.**

**SITE LOCATION: 200, Field End Road, Eastcote, Ruislip, HA5 1RF**

On behalf of our client, Miss Thi Thuy Chung Tran, I am pleased to submit this planning application for the above property, via the Planning Portal (ref: PP- 13229277).

The premises are located at the junction of Field End Road and Elm Avenue, Eastcote, Ruislip. The location is well represented with a mixture of national retailers together with a number of independent traders, estate agents and other local businesses.

The Property is a three storey end of terrace building. Upper floors offer separate premises/property and are not included in the application. Hence, the application is for Ground floor only. (Please refer to submitted Floor Plans). The ground floor includes an open plan sales area with shop window display. The subjected property is not of any historic significance and according to Conservation areas Maps available at council's website, it is not located within any Conservation area.

The site is currently vacant with permission of hot food Take away (Sui Generis). The proposal is to change the permission and start a Nail Salon. The access to the property is as existing from the front over the existing pavement. (Please refer to Location Plan). There is ample parking available in the town centre and on a restricted basis on the Field End Road.

This Change of use planning application comprises the following documentation:

- This Cover Letter outlining Planning Statement
- Online Application Form
- Correct Application Fee of £648.00, Paid Online via Planning Portal
- Site Existing Floor Plan (Scale 1:50)
- Site Proposed Floor Plan (Scale 1:50)
- Location Plan (Scale 1:1250)
- Site/Block Plan (Scale 1:500)

This planning application is for change of use only. The Site is currently vacant. The scope of the application reflects:

- The proposal includes provision of utilities including WC and staff kitchen.
- The application does not involve any alteration to pedestrian or vehicular access.
- The application does not propose any development add/remove of parking spaces.
- The proposal does not affect the local landscape character.
- No changes or alterations are proposed to the existing drainage system of the site.
- According to Government's Flood map for planning, the site is not within an area at risk of flooding. Further, the site is not situated within 20 meters of a watercourse.
- The proposal does not include the gain, loss or change of use of residential and non-residential units or floorspace.
- This proposal does not involve the carrying out of Industrial or Commercial Processes and Machinery activities and processes.
- The proposal does not involve the use or storage of any hazardous substances.
- The site can be seen from a public road, public footpath, bridleway or other public land and the planning authority can carry out a site visit if necessary.
- The land to which the application relates is not the part of an Agricultural Holding.

## **Planning Appraisal:**

Nail bars have clearly become a well-established feature of modern high streets. The nail bar use is considered to align with the purpose of the Use Classes overhaul in September 2020, which aimed to 'better reflect the diversity of uses found on high streets and in town centres and to provide the flexibility for businesses to adapt and diversify to meet changing demands'.

According to London borough of Hillingdon "Local Plan Part 2" Adopted Version 16 January 2020. The council's overall strategy towards shopping and service uses as set out in DMTC3 and DMTC4 of the Local Plan is to maintain and enhance the vitality and viability of existing centers. The ground floor unit of No. 200 is located within the secondary shopping frontage of Field End Road and the proposal is to convert the ground floor from Hot food takeaway (Sui Generis) to a Nail Bar use. In the Local Plan Adopted Version, Policy DMTC4, point 3.8, requires that at least 50% of ground floor Primary Retail Frontage and at least 45% of Secondary Retail Frontage should be maintained within A1 (New Category E) use. Moreover, given the small size of the unit, and being currently vacant the proposed change is considered to be appropriate to the commercial locality and there would be no material harm to the vitality of this retail location. Which complies with the Policy BE13 and ensures that the proposed change application harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance.

Having regard to the nature of the proposed use and its surroundings, it is not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance, and in this respect would be in compliance with policies BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Based on the above information, it is requested to grant the approval for change of use from Hot food takeaway to Nail Parlor.

Please note that the national list of requirements and the local validation checklist have been fully adhered to in the preparation and submission of this planning application. Should you have any queries in respect of this submission, please do not hesitate to

contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written conformation of validation of the planning permission.

Yours sincerely,

Dr. Muhammad U Safdar

BSc (Hons), MSc, Phd, Member of ICE & BGA

Encl. As above

Cc. Applicant