

PLANNING STATEMENT – ADVERTISEMENT CONSENT

Site Address: 21 Windsor Street, Uxbridge, UB8 1AB

Applicant: Chutney Charm UK Ltd / Indika Spice Ltd

Agent: RIZQ Architecture and Constructions Ltd

Drawing Reference: RF 07/04/2026 (Sheets 001–015)

1. Introduction

This Planning Statement has been prepared in support of an application for Advertisement Consent at 21 Windsor Street, Uxbridge.

The application relates to a ground floor commercial premises proposed to operate as “Chutney Charm”. The works comprise the installation of external signage and associated decorative lighting, as detailed within the submitted drawings.

2. Site and Surroundings

The site is located within Uxbridge town centre along Windsor Street and comprises an existing commercial unit at ground floor level.

The surrounding area is characterised by a mix of retail, restaurant, and town centre uses. Shopfront signage is a common and established feature within the immediate streetscape.

3. Description of Development (Confirmed Proposal)

Installation of 1 no. non-illuminated fascia sign to the front elevation; 1 no. non-illuminated fascia sign to the rear elevation; 1 no. poster sign to the side elevation; and 4 no. hanging light fittings to the front elevation.

4. Advertisement Details and Specifications

4.1 Front Fascia Sign (Main Signage)

Flat aluminium composite panel with self-adhesive vinyl finish. 20mm PVC Foamex individual lettering (“Chutney Charm”) mounted using locator fixings to provide a raised effect. Discreet external illumination via LED trough lighting positioned above the fascia.

4.2 Side Elevation Poster Sign

Flat aluminium panel with self-adhesive vinyl applied. 20mm PVC Foamex raised lettering. Non-illuminated.

4.3 Rear Fascia Sign

Flat aluminium composite panel with self-adhesive vinyl finish. 20mm PVC Foamex raised lettering. Non-illuminated.

4.4 Front Hanging Lights

4 no. wall-mounted hanging light fittings. Decorative in nature and not integral to signage illumination.

5. Relevant Drawings

001 – Location and Block Plan

002 – Site Plan

004 – Proposed Ground Floor Plan

012 – Proposed Elevations (Front & Side)

013 – Proposed Elevations (Rear & Side)

All drawings dated 07/04/2026 unless otherwise stated.

6. Planning Policy Context

Advertisement Consent is assessed under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), with key considerations being visual amenity and public safety.

7. Assessment

Visual Amenity: The signage is proportionate, uses standard materials, and incorporates discreet illumination. Non-illuminated side and rear signage minimises wider impact.

Public Safety: No obstruction to visibility, low-intensity lighting, and secure fixings ensure no risk to public safety.

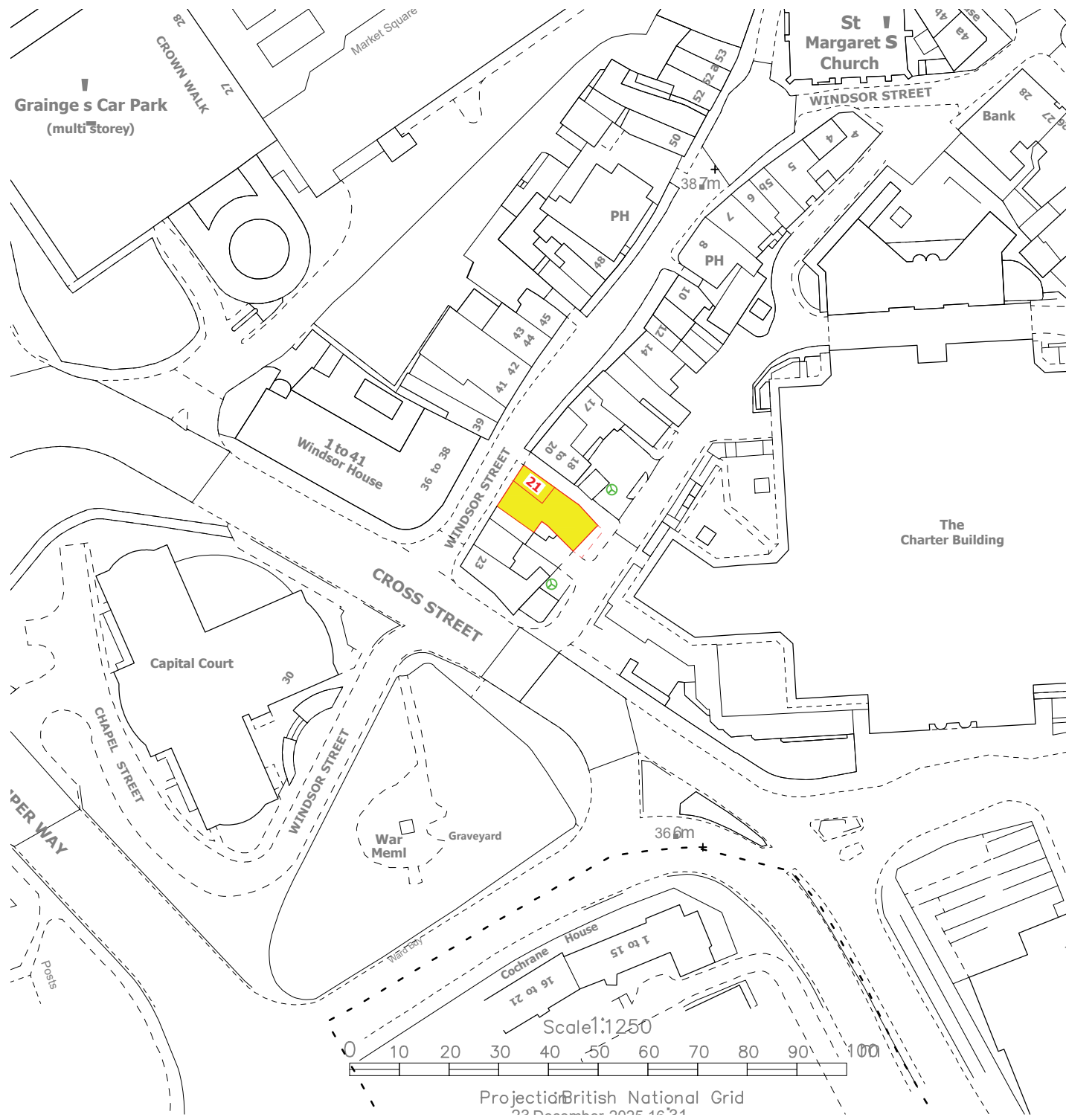
8. Conclusion

The proposed advertisements are modest, appropriate for the town centre context, preserve visual amenity, and raise no public safety concerns. The proposal complies with relevant regulations and should be granted consent.



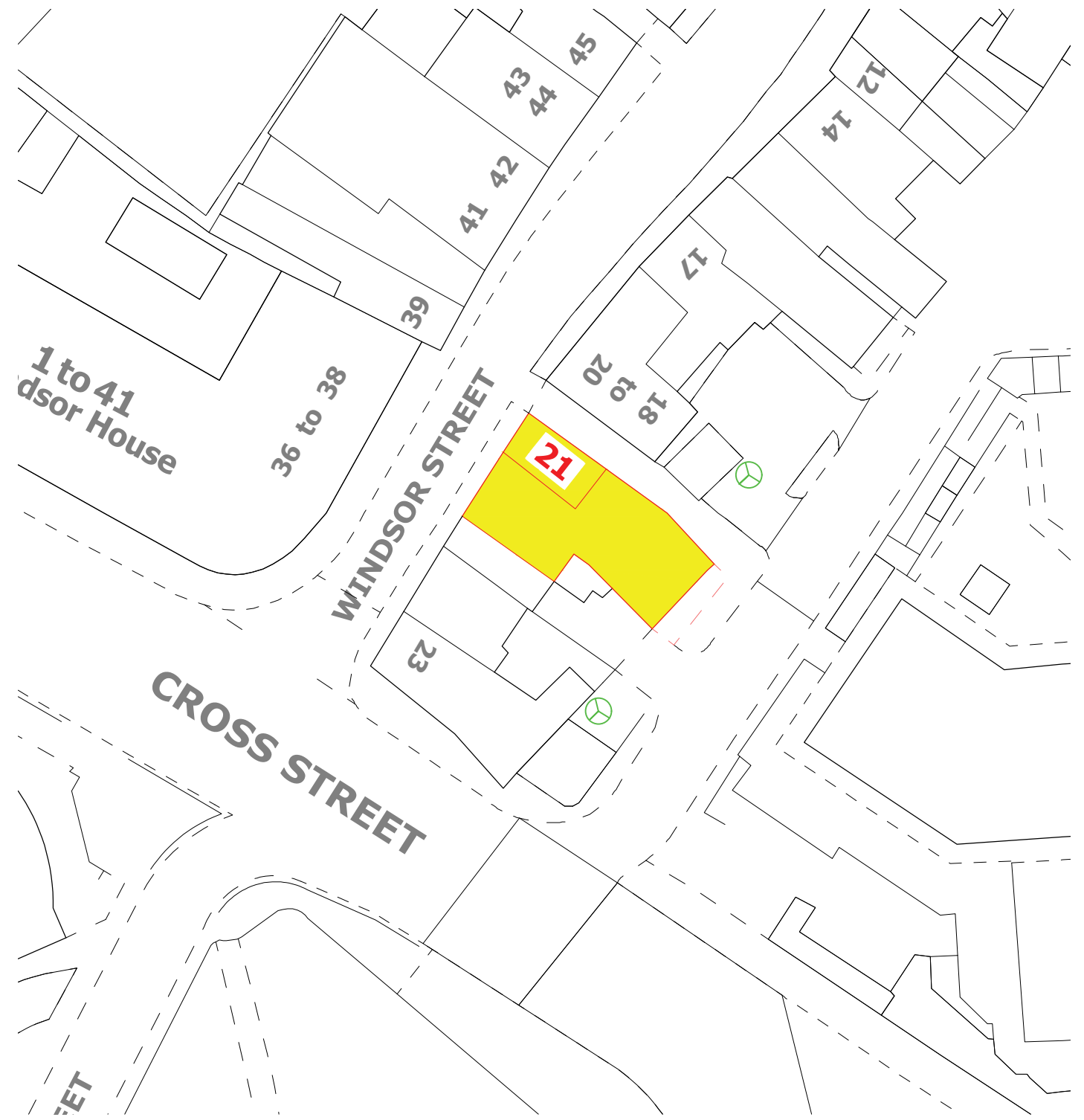
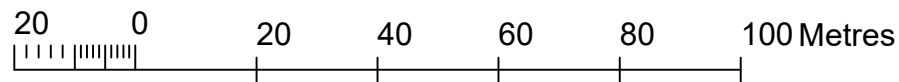
CHUTNEI CHARM

DISCOVER THE CHARM
OF INDIAN CUISINE



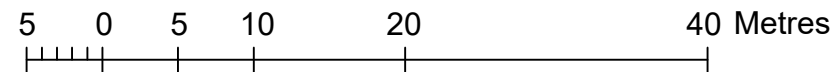
LOCATION PLAN

SCALE 1=1250



BLOCK PLAN

SCALE 1=500



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

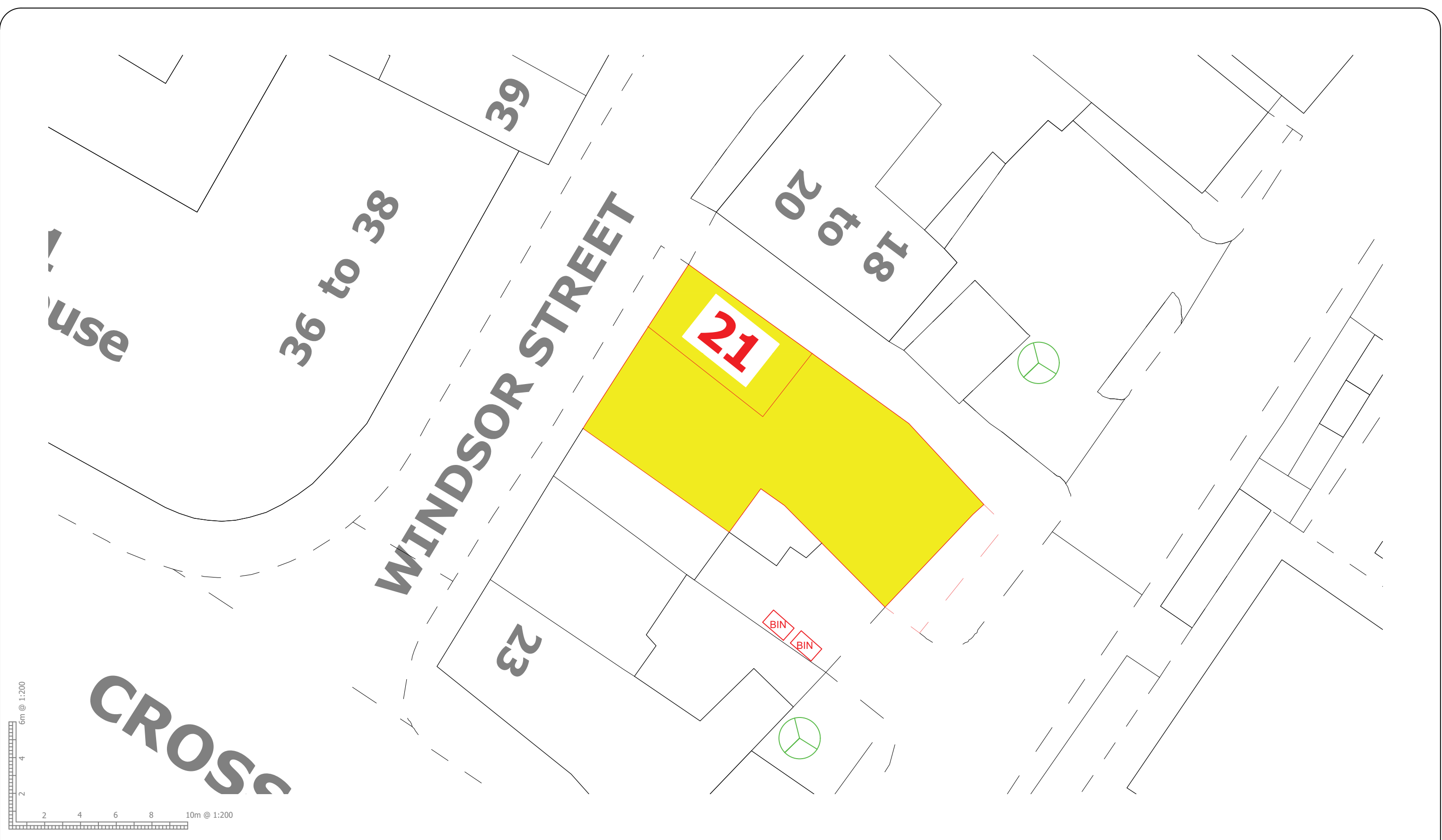
DRAWING TITLE:
 LOCATION_AND_BLOCK_PLAN

DRAWN BY: RF	CHECKED BY: AI	APPROVED BY: RIZQ	DATE: 07/04/2026
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CLIENT NAME & ADDRESS
 INDIKA SPICE LTD.
 21 WINDSOR STREET,
 UXBRIDGE, UB8 1AB

COMPANY
 RIZQ
 ARCHITECTURE AND CONSTRUCTIONS LTD.
 THE VAULT BUSINESS CENTRE
 117-123 HIGH STREET, DIGBETH
 BIRMINGHAM B12 0JU
 CONTACT NO: +44744818321 / +447459760929
 E - MAIL : rizqarchitects@gmail.com

SCALE: 1:500, 1250	PROJECT NO: -	SHEET SIZE: A3
DRAWING NO: 001	SHEET NO:	
REVISION: A		
UNIT: mm		



GENERAL NOTES
 REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

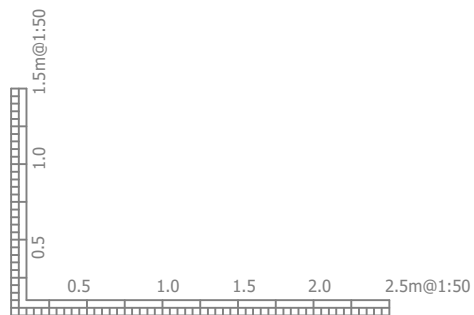
DRAWING TITLE:
 SITE_PLAN

DRAWN BY: RF
CHECKED BY: AI
APPROVED BY: RIZQ
DATE: 07/04/2026

CLIENT NAME & ADDRESS
 INDIKA SPICE LTD.
 21 WINDSOR STREET ,
 UXBRIDGE, UB8 1AB

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SCALE: 1:200	PROJECT NO: -	SHEET SIZE: A3
DRAWING NO: 002	SHEET NO:	
REVISION: A		
UNIT: mm		



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

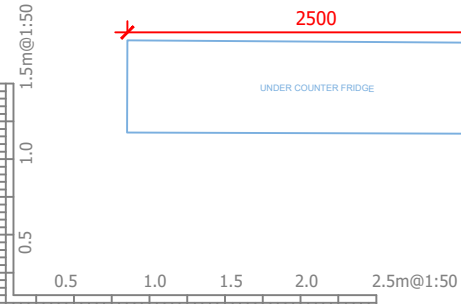
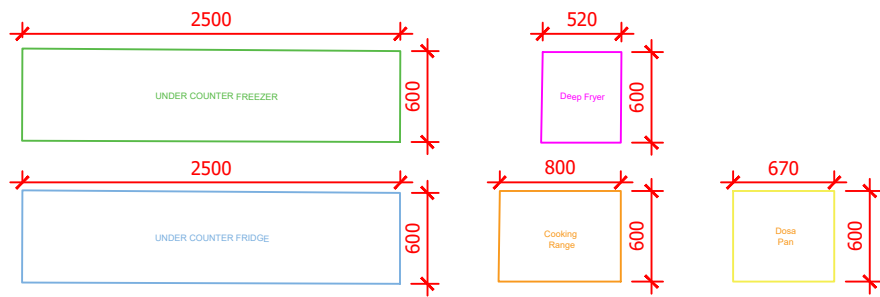
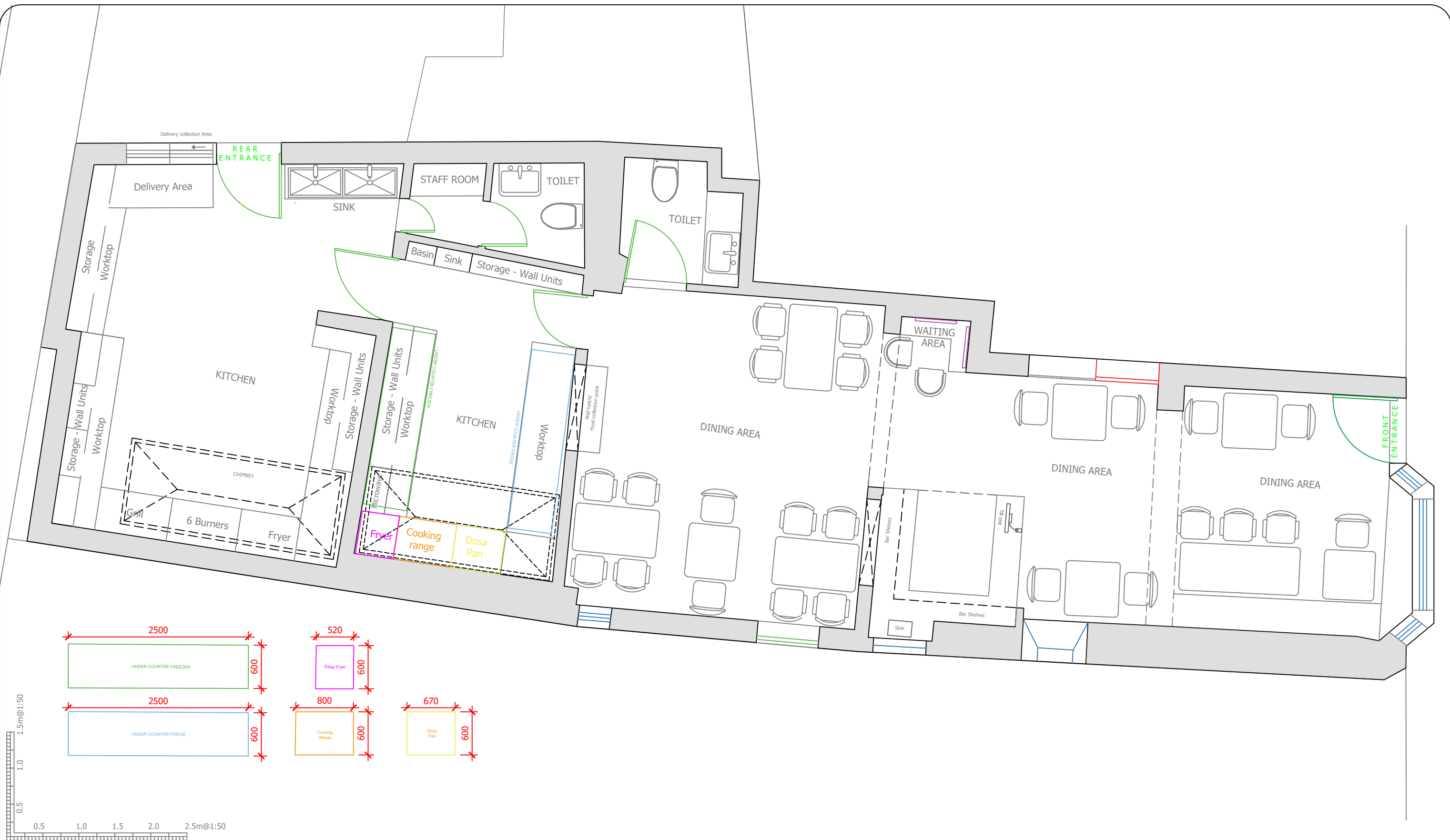
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 EXISTING_GROUND_FLOOR_PLAN

DRAWN BY: RF
CHECKED BY: AI
APPROVED BY: RIZQ
DATE: 07/04/2026

CLIENT NAME & ADDRESS
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SCALE: 1:50	PROJECT NO: -	SHEET SIZE: A3
DRAWING NO: 003	SHEET NO:	
REVISION: A		
UNIT: mm		



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

DRAWING TITLE:
 PROPOSED_GROUND_FLOOR_PLAN

DRAWN BY: RF
CHECKED BY: AI
APPROVED BY: RIZQ
DATE: 07/04/2026

CLIENT NAME & ADDRESS
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SCALE: 1:50	PROJECT NO: -	SHEET SIZE: A3
DRAWING NO: 004	SHEET NO:	
REVISION: A		
UNIT: mm		



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

DRAWING TITLE:
 HVAC_EXTRACTION_PLAN

DRAWN BY:
 RF

CHECKED BY:
 AI

APPROVED BY:
 RIZQ

DATE:
 07/04/2026

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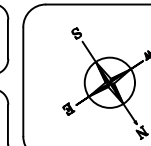
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REVISION:
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UNIT:
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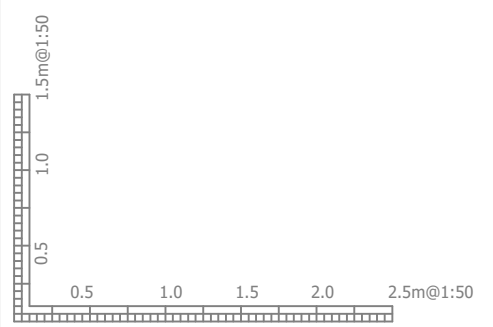
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SHEET NO:



SHEET SIZE:
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NFPA FIRE ALARM SYMBOLS	
	SMOKE DETECTOR PHOTOELECTRIC PRODUCT OPCOBUSTION DETECTOR
FD 30	30 MINUTE FIRE RESISTANT DOOR
	FIRE BELL
	MANUAL CALL POINT (BREAK GLASS UNIT)
	FIRE EXTINGUISHER
	FIRE ALARM CONTROL PANEL
	EMERGENCY LIGHT



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
CHUTNEI CHARM UK LTD

DRAWING TITLE:
FIRE_DRAWING_1







DRAWN BY: RF
CHECKED BY: AI
APPROVED BY: RIZQ
DATE: 07/04/2026

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SCALE: 1:50
DRAWING NO: 007
REVISION: A
UNIT: mm

PROJECT NO: -
SHEET NO:
SHEET SIZE: A3

NFPA FIRE ALARM SYMBOLS	
	SMOKE DETECTOR PHOTOELECTRIC PRODUCT OF COMBUSTION DETECTOR
FD 30	30 MINUTE FIRE RESISTANT DOOR
	FIRE BELL
	MANUAL CALL POINT (BREAK GLASS UNIT)
	FIRE EXTINGUISHER
	FIRE ALARM CONTROL PANEL FACP
	EMERGENCY LIGHT



GENERAL NOTES
 REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

DRAWING TITLE:
 FIRE_DRAWING_FIRE_ESCAPE_ROUTE

DRAWN BY:
 RF

CHECKED BY:
 AI

APPROVED BY:
 RIZQ

DATE:
 07/04/2026

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SCALE:
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DRAWING NO:
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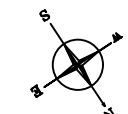
REVISION:
 A

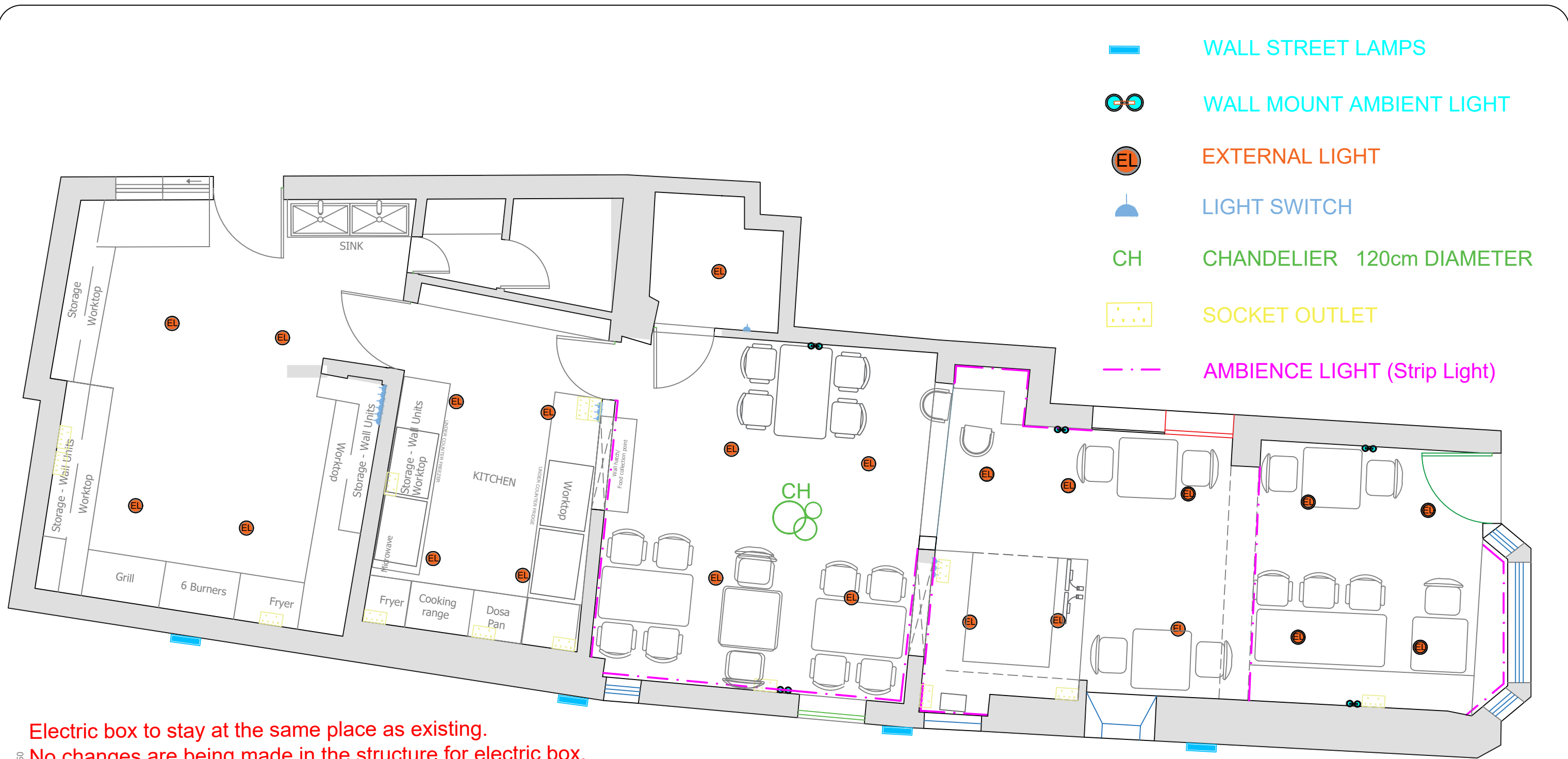
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PROJECT NO:
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SHEET NO:
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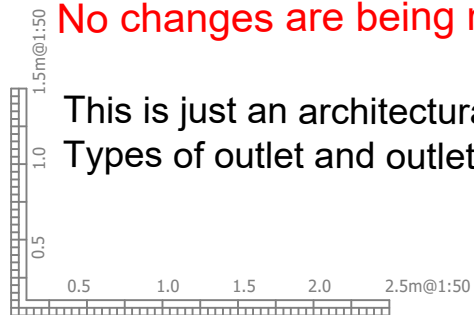
SHEET SIZE:
 A3





Electric box to stay at the same place as existing.
 No changes are being made in the structure for electric box.

This is just an architectural plan for electrical layout design. All electric loads and assessments to be confirmed by electrician.
 Types of outlet and outlet capacity and loads to be confirmed and decided by the electrician.

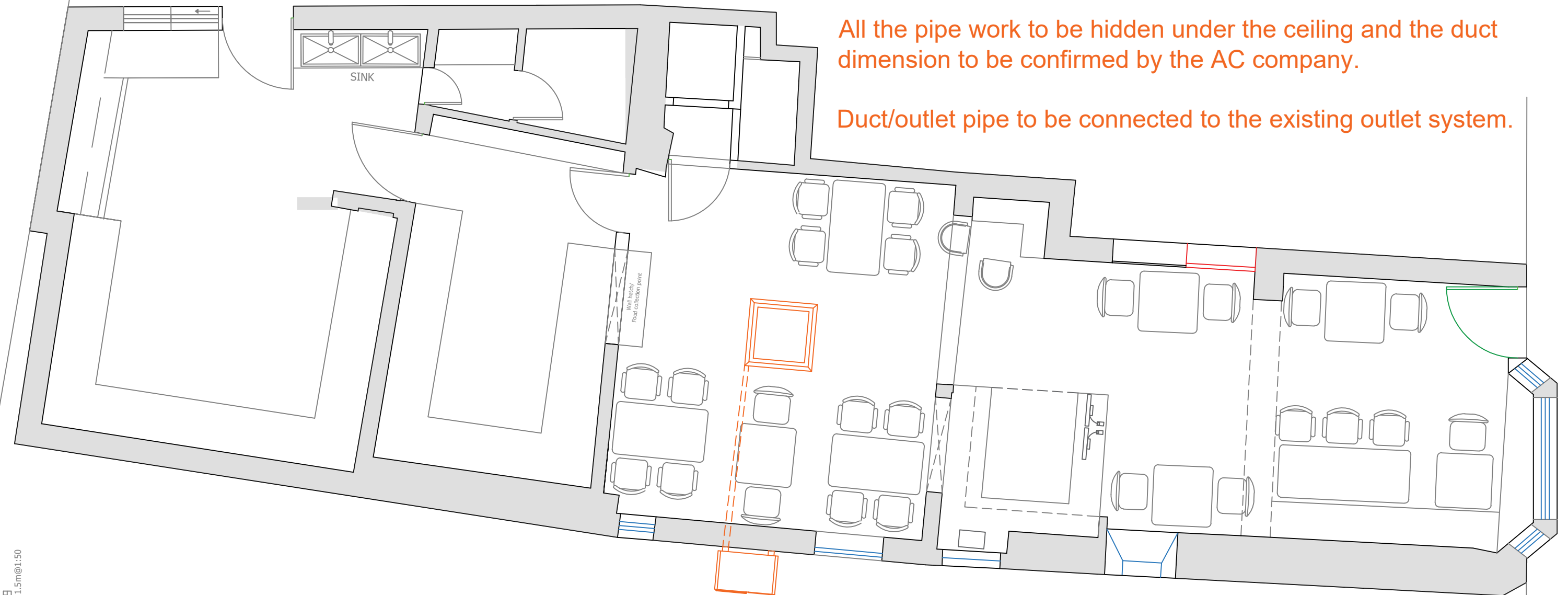


GENERAL NOTES REVISION A : Signage details and specifications REVISION B :	PROJECT NAME: CHUTNEI CHARM UK LTD		CLIENT NAME & ADDRESS INDIKA SPICE LTD. 21 WINDSOR STREET, UXBRIDGE, UB8 1AB		COMPANY RIZQ ARCHITECTURE AND CONSTRUCTIONS LTD. THE VAULT BUSINESS CENTRE 117-123 HIGH STREET, DIGBETH BIRMINGHAM B12 0JU		SCALE: 1:50	PROJECT NO: -	SHEET SIZE: A3
	DRAWING TITLE: ELECTRICAL LAYOUT				CONTACT NO: +44744818321 / +447459760929 E - MAIL : rizqarchitects@gmail.com		DRAWING NO: 009	SHEET NO:	
	DRAWN BY: RF	CHECKED BY: AI	APPROVED BY: RIZQ	DATE: 07/04/2026			REVISION: A		
							UNIT: mm		

1.5 Ton of Split AC unit with Dimensions no more than 95cm.
The Ac will circulate warm and cold air.

All the pipe work to be hidden under the ceiling and the duct dimension to be confirmed by the AC company.

Duct/outlet pipe to be connected to the existing outlet system.



1.5 TON SPLIT AC UNIT

GENERAL NOTES

REVISION A : Signage details and specifications
REVISION B :

PROJECT NAME:
CHUTNEI CHARM UK LTD

DRAWING TITLE:
HVAC - AIR_CONDITIONING

DRAWN BY:
RF

CHECKED BY:
AI

APPROVED BY:
RIZQ

DATE:
07/04/2026

CLIENT NAME & ADDRESS
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CONTACT NO: +44744818321 / +447459760929
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SCALE:
1:50

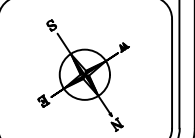
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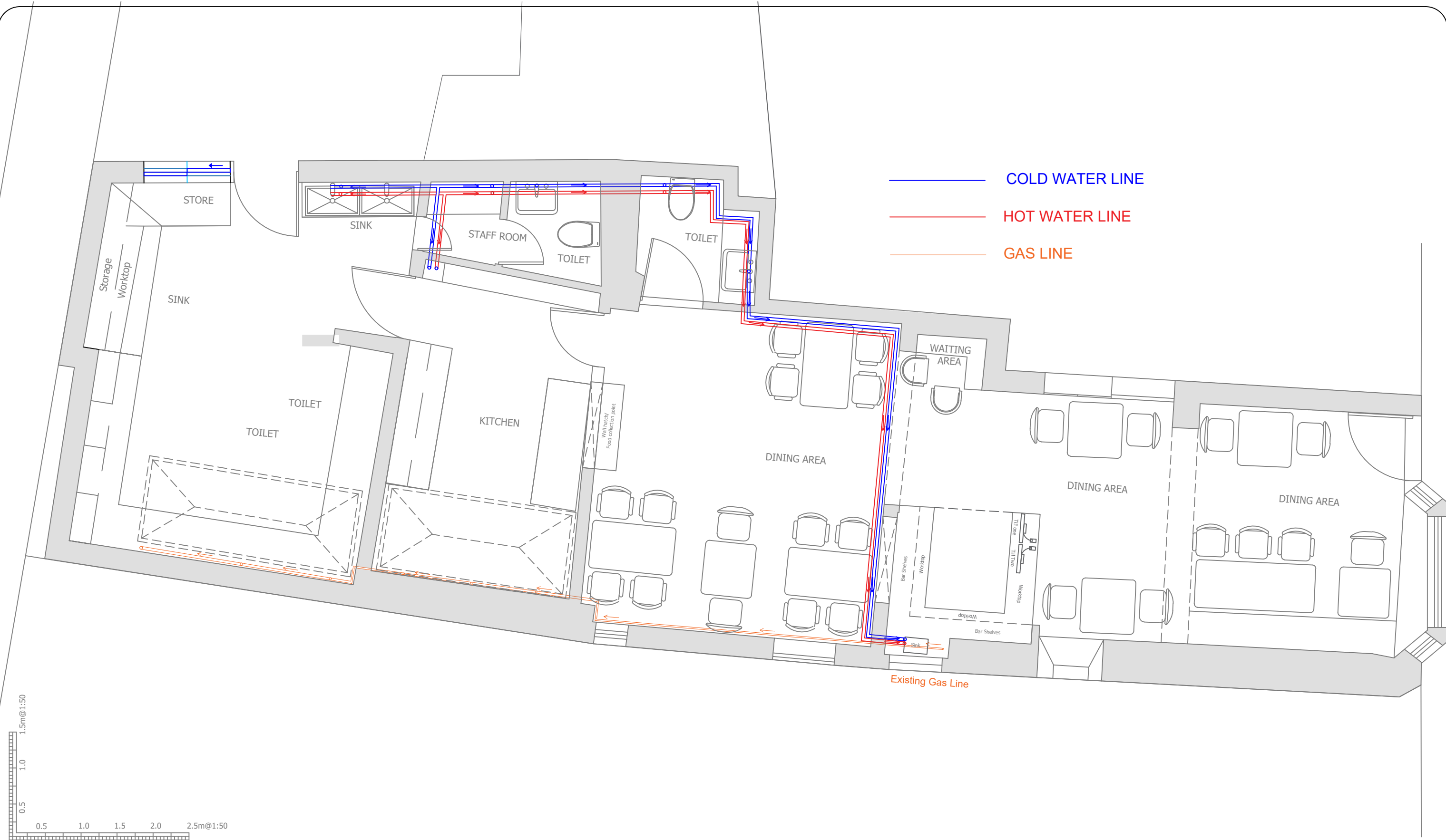
REVISION:
A

UNIT:
mm

PROJECT NO:
-
SHEET SIZE:
A3

SHEET NO:





GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

DRAWING TITLE:
 WATER INLET HOT AND COLD & GAS INLET

DRAWN BY: RF
CHECKED BY: AI
APPROVED BY: RIZQ
DATE: 07/04/2026

CLIENT NAME & ADDRESS
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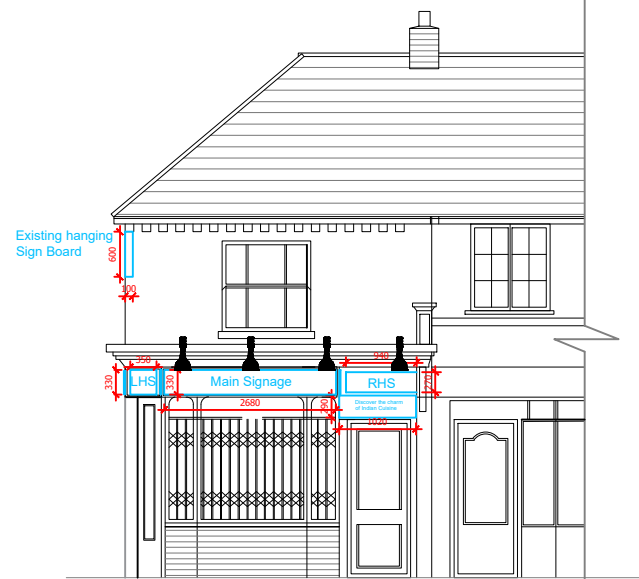
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DRAWING NO: 011	SHEET NO:	
REVISION: A		
UNIT: mm		



EXISTING FRONT ELEVATION



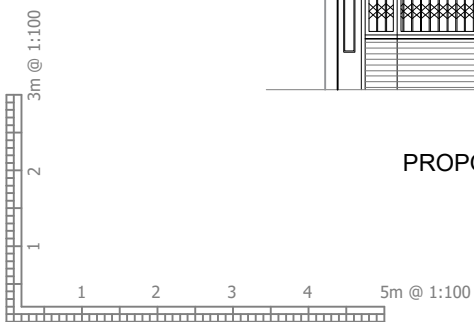
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

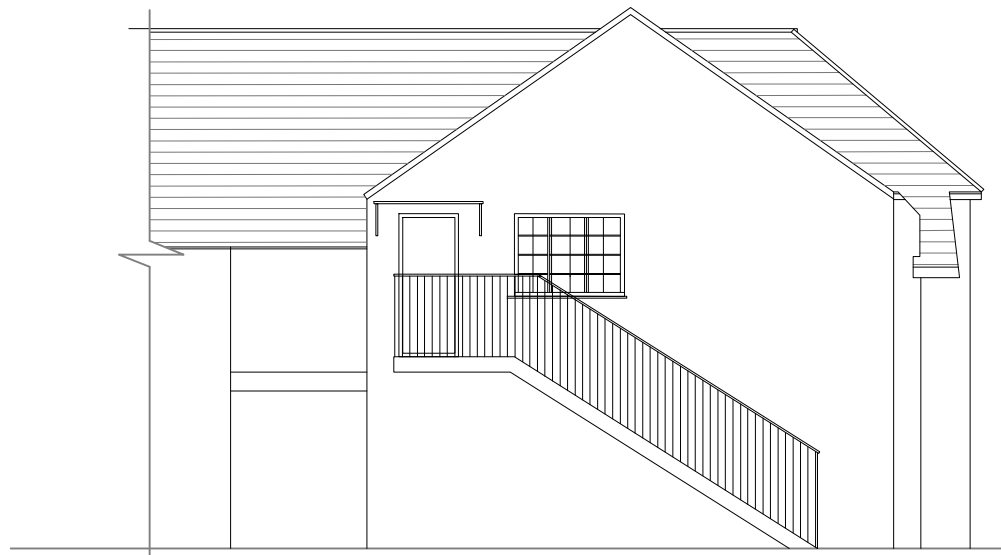
DRAWING TITLE:
 ELEVATIONS

DRAWN BY: RF	CHECKED BY: AI	APPROVED BY: RIZQ	DATE: 07/04/2026
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CLIENT NAME & ADDRESS
 INDIKA SPICE LTD.
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SCALE: 1:100	PROJECT NO: -	SHEET SIZE: A3
DRAWING NO: 012	SHEET NO:	
REVISION: A		
UNIT: mm		



EXISTING REAR ELEVATION



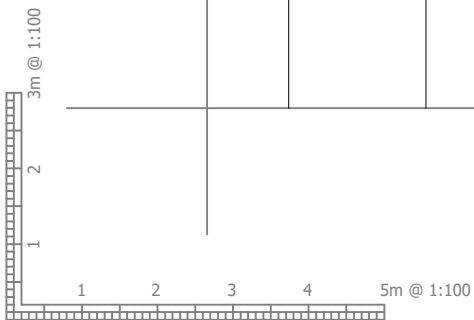
EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

DRAWING TITLE:
 ELEVATIONS_2

DRAWN BY:
 RF

CHECKED BY:
 AI

APPROVED BY:
 RIZQ

DATE:
 07/04/2026

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SCALE:
 1:100

DRAWING NO:
 013

REVISION:
 A

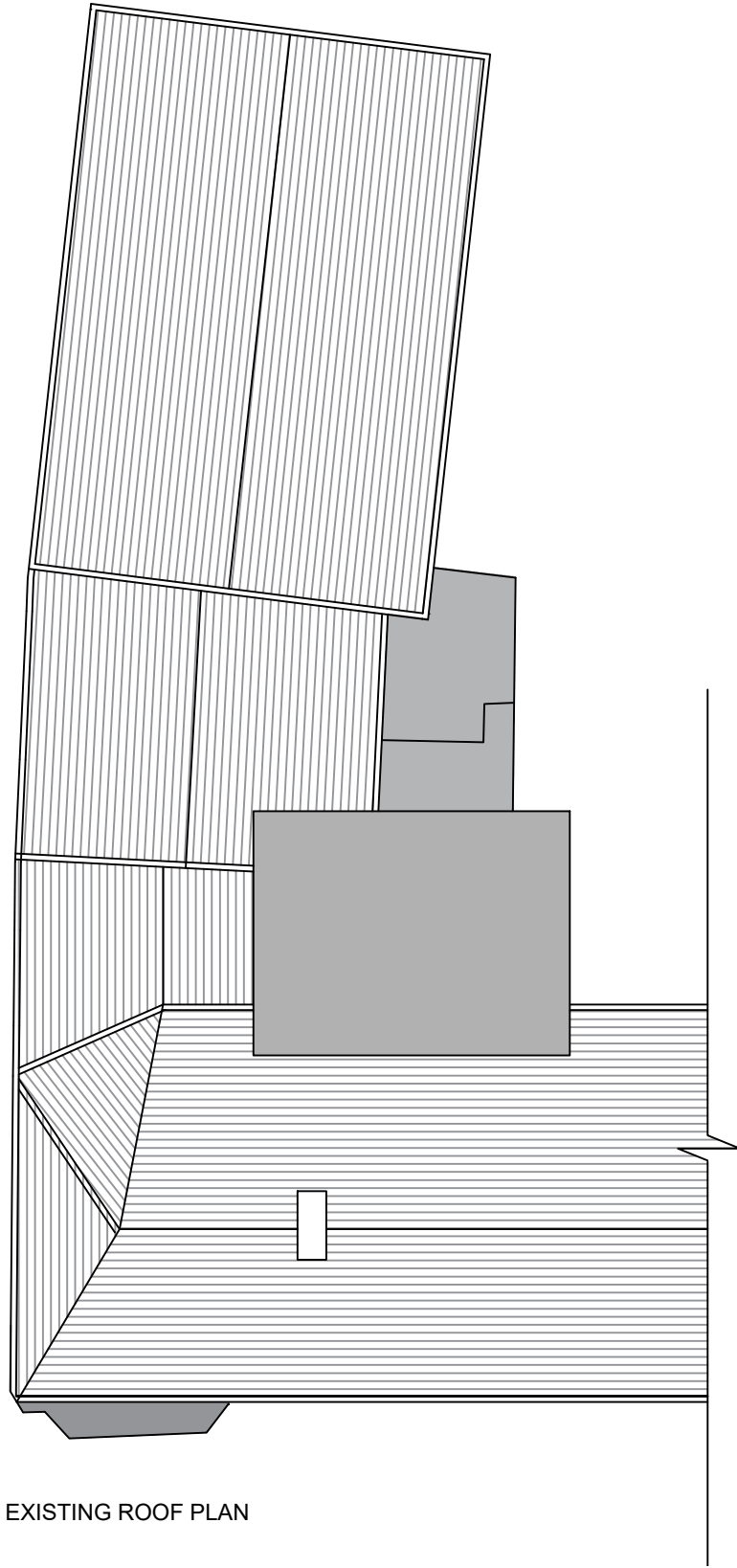
UNIT:
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PROJECT NO:
 -

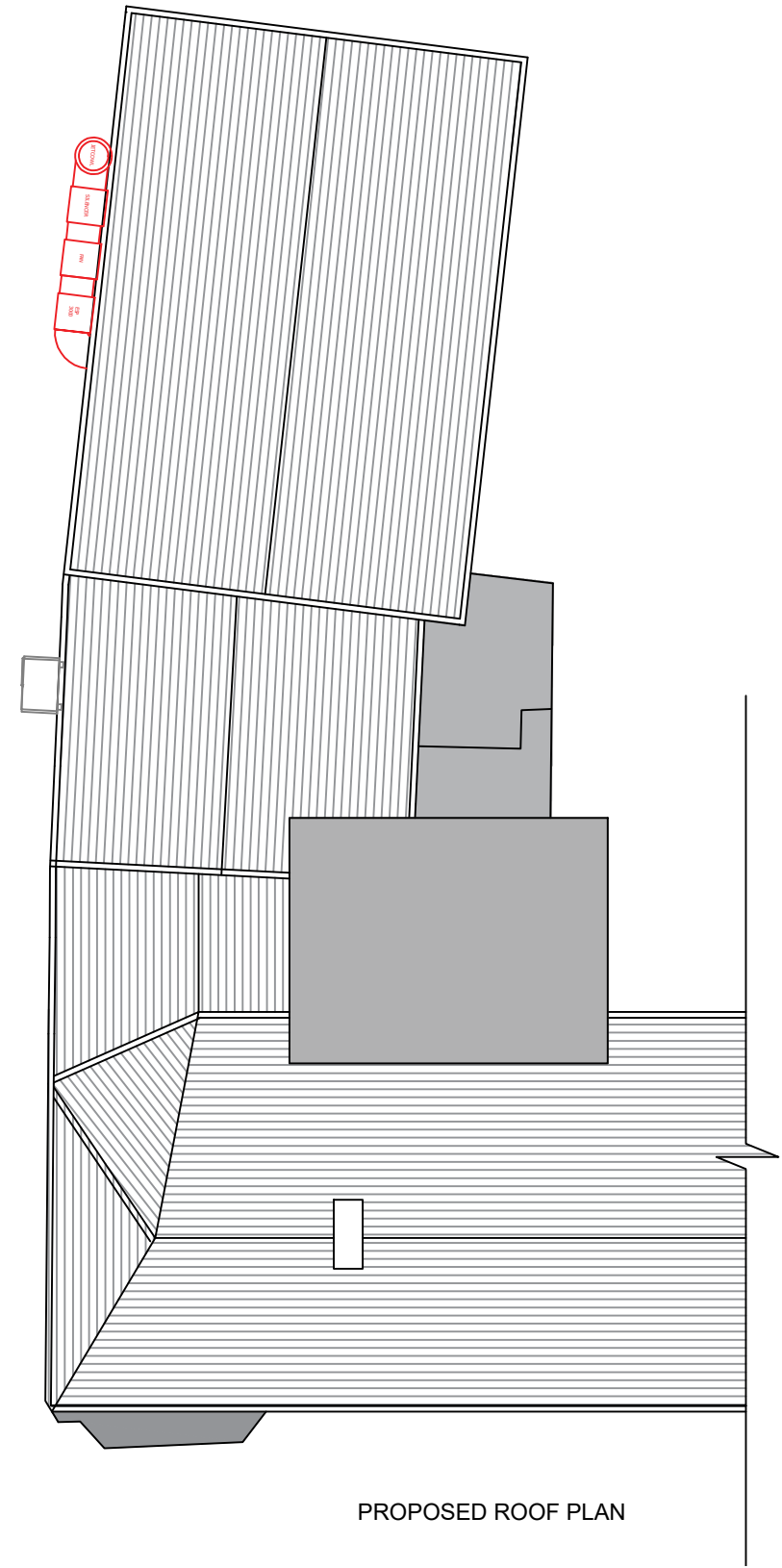
SHEET NO:

REVISION:

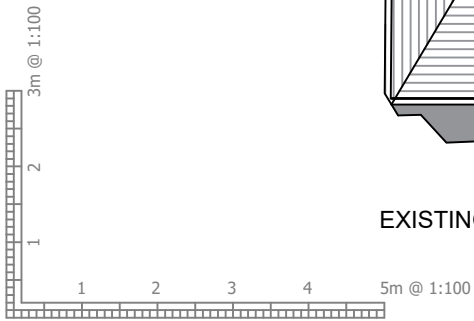
SHEET SIZE:
 A3



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



GENERAL NOTES

REVISION A : ~~Signage and finishing specifications~~
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

DRAWING TITLE:
 ROOF_PLAN

DRAWN BY:
 RF

CHECKED BY:
 AI

APPROVED BY:
 RIZQ

DATE:
 07/04/2026

CLIENT NAME & ADDRESS
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SCALE:
 1:100

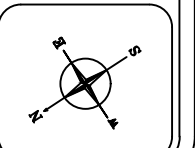
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REVISION:
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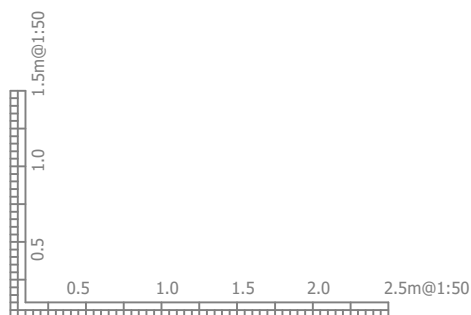
UNIT:
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PROJECT NO:
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SHEET NO:



SHEET SIZE:
 A3



GENERAL NOTES

REVISION A : Signage details and specifications
 REVISION B :

PROJECT NAME:
 CHUTNEI CHARM UK LTD

DRAWING TITLE:
 DEMOLITION_DRAWING

DRAWN BY:
 RF

CHECKED BY:
 AI

APPROVED BY:
 RIZQ

DATE:
 07/04/2026

CLIENT NAME & ADDRESS
 INDIKA SPICE LTD.
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SCALE:
 1:50

DRAWING NO:
 015

REVISION:
 A

UNIT:
 mm

PROJECT NO:
 -

SHEET NO:



SHEET SIZE:
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