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**Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207**

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**From** Siv Vejay <siv.vejay@shakthiconsultinguk.co.uk>

**Date** Thu 08/05/2025 21:39

**To** Becky Smith <BSmith@hillingdon.gov.uk>

Good Evening Becky,

I hope you're well.

Thanks for your email.

I agree with the extension of time.

We look forward to hearing a positive outcome.

Kind Regards

Mr Siv Vejay

Shakthi Consulting UK Ltd

Director

E: [siv.vejay@shakthiconsultinguk.co.uk](mailto:siv.vejay@shakthiconsultinguk.co.uk)

M: +44 7517 943692



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**From:** Becky Smith <BSmith@hillingdon.gov.uk>

**Sent:** 08 May 2025 15:25

**To:** Siv Vejay <siv.vejay@shakthiconsultinguk.co.uk>

**Subject:** Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good afternoon Siv,

Thank you for your email and for the revised drawings. I will review the drawings over the next few days and will review with colleagues. Following this, I will hope to submit my final report next week. On this basis, please could we agree an extension of time until 16-05-2025 to allow for me to finalise the report and for manager sign off.

Many thanks,

Kind regards,

**Becky Smith**

Assistant Planning Officer  
Planning and Sustainable Growth  
Place Directorate  
Civic Centre  
London Borough of Hillingdon



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**From:** Siv Vejay

**Sent:** Tuesday, May 06, 2025 21:09

**To:** Becky Smith

**Subject:** Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good Evening Becky,

I hope you're well and have a lovely long weekend.

I have explained the below to the applicant and he is happy for the proposal to be primarily used as a restaurant and the condition to be included if the decision is positive.

Please see attached indicative floor plan. I

We look forward to hearing from you.

Kind Regards

Mr Siv Vejay

Shakthi Consulting UK Ltd

Director

E: [siv.vejay@shakthiconsultinguk.co.uk](mailto:siv.vejay@shakthiconsultinguk.co.uk)

M: +44 7517 943692



**From:** Becky Smith  
**Sent:** Friday, May 02, 2025 15:49  
**To:** Siv Vejay  
**Subject:** Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good afternoon Siv,

Thank you for your email. I apologise for the delayed response regarding this application, I have been dealing with an increased range of applications and working through caseload as quickly as possible. Following the change to the proposal to include the change of use of the unit, I have spoken with internal colleagues and feel that some concerns regarding the change of use and additional information would be required to justify a change of use to a Sui Generis Takeaway. I have inserted below the Local Plan guidance relating to Takeaway Shops:

**3.10** Hot food takeaways (Class A5) have specific issues in terms of parking and impact on the vitality of a shopping area. In order to prevent problems caused by parking on the street or on the pavement outside the premises, adequate off street parking for customers and delivery vehicles will be required. In order to prevent unacceptable effects on local amenity, shopping frontages and the daytime vitality of shopping parades, Use Class A5 hot food takeaways will be limited to 15% of the total number of units present in a centre or a local parade.

**3.20** The Mayor of London's Town Centres SPG encourages boroughs to manage over concentrations of certain activities, such as betting shops, hot food takeaways and pay day loan outlets. The Council will apply the maximum threshold for these uses of 15% of primary and secondary frontages set out in criteria A ii) and B ii) of Policy DMTC 2: Primary and Secondary Shopping Areas. A Supplementary Planning Document will be prepared to provide more detailed guidance on the issues raised by these sites, including the proximity of hot food takeaways to schools.

Primarily, concerns relate to the over saturation of hot food takeaways along Swakeleys Road and also the proximity of the proposed takeaway to a nearby school. It may be possible to overcome concerns if it could be demonstrated that the proposal would accord with the above policies and would not result in more than 15% of shops being hot food takeaways within the immediate area. Please could you also provide a floor plan of the proposed internal layout of the unit. If you can demonstrate that the unit would be primarily used as a restaurant with indoor seating with an ancillary use as a Takeaway this may be viewed more favourably.

Please let me know if you wish to provide any additional information in light of the above comments.

Apologies again for the delay in getting back to you,

Kind regards,

**Becky Smith**  
Assistant Planning Officer  
Planning and Sustainable Growth  
Place Directorate  
Civic Centre  
London Borough of Hillingdon



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**From:** Siv Vejay <siv.vejay@shakthiconsultinguk.co.uk>  
**Sent:** 01 May 2025 21:26  
**To:** Becky Smith <BSmith@hillingdon.gov.uk>  
**Cc:** Planning <planning@hillingdon.gov.uk>; Kugan Nesan <Kugan2003@yahoo.com>  
**Subject:** Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good Evening Becky,

I hope you're well.

Do you have any updates for us with regards to this application please? The delay is resulting in financial impact on the applicant. He just wants to know the status or some sort of communication so that he can relay this information to the landlord.

Kind Regards

Siv

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**From:** Siv Vejay <siv.vejay@shakthiconsultinguk.co.uk>  
**Sent:** 07 April 2025 09:55  
**To:** Becky Smith <BSmith@hillingdon.gov.uk>  
**Cc:** planning@hillingdon.gov.uk <planning@hillingdon.gov.uk>  
**Subject:** Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good Morning Becky,

I hope you had a good weekend.

Do you have an update on these applications.

Thanks

Siv

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**From:** Siv Vejay <siv.vejay@shakthiconsultinguk.co.uk>  
**Sent:** Saturday, March 29, 2025 11:21:30 am  
**To:** Becky Smith <BSmith@hillingdon.gov.uk>  
**Subject:** Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good Morning Becky,

I hope you're well.

The applicant is keen on understanding the status of the application.

Let me know if you have any queries.

Kind Regards

Siv

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**From:** Siv Vejay <siv.vejay@shakthiconsultinguk.co.uk>

**Sent:** 21 March 2025 20:55

**To:** Becky Smith <BSmith@hillingdon.gov.uk>

**Subject:** Re: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good Evening Becky,

I hope you're well.

The client wanted to understand where we are with this application?

Are you able to provide a status update?

Kind Regards

Siv

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**From:** Becky Smith <BSmith@hillingdon.gov.uk>

**Sent:** Friday, February 21, 2025 12:01:48 pm

**To:** Siv Vejay <siv.vejay@shakthiconsultinguk.co.uk>

**Subject:** Fw: Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58 and 2357/APP/2024/3207

Good afternoon,

I hope you are well.

Apologies for the delay in getting back to you. Upon further review of the application and site history, it appears that there is a change of use that has not been included within the application. Whilst the current use of the site appears to be Sui Generis (Takeaway) this is not currently lawful as it has not been approved under planning permission and the use has been for less than 4 years meaning it is not lawful. The current lawful use of the site is Class E (Cafe) as per planning history on the site.

On the basis of the above, it would be necessary to include the change of use within the application and to re-consult the neighbours with the revised description to include the change of use. Without establishing the lawful use of the site, the proposed signage and shop front changes cannot be approved.

Please could you therefore confirm agreement to change the description of development to include the change of use from Class E (Cafe) to Sui Generis (Takeaway) and agree to an extension of time until 21-03-2025 to allow for the re consultation period of 21 days and for the report to be finalised and signed off by management.

Many thanks,

Kind regards,

**Becky Smith**

Assistant Planning Officer  
Planning and Sustainable Growth  
Place Directorate  
Civic Centre  
London Borough of Hillingdon



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**From:** Becky Smith

**Sent:** 15 January 2025 15:31

**To:** siv.vejay@shakthiconsultinguk.co.uk <siv.vejay@shakthiconsultinguk.co.uk>

**Subject:** Planning Application at 47 Swakeleys Road, Ickenham 2357/ADV/2024/58

Good afternoon,

I am writing with regards to the above planning application.

I have reviewed the submission and discussed with the Council's Conservation Officer. It is the view that internally illuminated signs would not be permitted within the Conservation Area and therefore at present would be recommended for refusal. On this basis, please could you provide revised plans with non illuminated or externally illuminated signs only.

Please could you also supply some up to date photographs of the site if possible.

If you have any queries, please do not hesitate to contact me.

Many thanks,

Kind regards,

**Becky Smith**

Assistant Planning Officer  
Planning and Sustainable Growth  
Place Directorate  
Civic Centre  
London Borough of Hillingdon



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