

PROGRESS PLANNING
Land & Development

Tamara Lounge, Uxbridge, UB10 0NA

Planning, design and access statement

Prepared by Progress Planning for Tamara Lounge Ltd
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Planning, Design, and Access Statement

Full planning permission is sought for *'Retention of a replacement single storey side/rear canopy extension and single storey store building to existing part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) following demolition of existing side/rear canopy extension incorporating a store and servery'.*

This application has been submitted to regularise the canopy that is near completion on site. On the submitted plans, the proposed scheme has been labelled 'as existing' given the advanced nature of the works.

Historically, the building was solely a Drinks Establishment (Use Class A4), formerly known as the 'Heath Tavern'. However, in 2013, Planning Application ref. 61362/APP/2012/2390 for 'Part change of use to Sui Generis to be used as a Shisha Lounge, 2 x single storey rear extensions and single storey side extension involving installation of roller shutter to front, and demolition of stores to rear (retrospective)' was allowed at Appeal ref. APP/R5510/C/12/2188290. Hence, the use of the site for part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) was regularised and made lawful.

Subsequently, in 2015, Planning Application ref. 61362/APP/2016/146 for a 'new proposed canopy to terrace at rear of smoking area' was granted. This consented scheme was to extend an existing canopy to cover an area broadly similar to the proposal hereby sought.

It should be understood that it was the intent of the applicant to implement this consent fully in accordance with the approved plans. However, once works commenced on site, it became evident from the condition of the existing canopy that this element would also need to be replaced. In addition, it was identified that if the entire canopy was replaced and slightly altered then there were significant improvements to be gained in terms of reducing noise escaping from the enclosure and in terms of the appearance and setting of the original building.

Hence, the contractors were instructed during construction to also replace the original canopy. Further changes to the design such as the inclusion of a 'cocktail area' and increase in the height to improve the relationship of the openings between the main building and the partially enclosed canopy area were additionally undertaken.

In comparison with the previous planning permission ref. 61362/APP/2016/146 for a canopy at this location, the changes comprise of the following:

- Inclusion of a 'cocktail area'
- Demolition of store and servery buildings
- Erection of a new storage building
- The area covered by the canopy is 4.5sqm larger, however, the smoking area enclosed by the freestanding glazed screens remains as per the previous

consent
- The height from ground level to the ceiling of the canopy has been increased from 2.66m to a maximum of 2.8m, and from ground level to the highest point of the canopy from 2.86m to 3.3m.

With regards to the inclusion of a 'cocktail area' this is considered to be a use consistent with the existing lawful use of the site as a part drinks establishment (Use Class A4) and part Shisha Lounge (Sui Generis).

The demolition of the store and servery buildings and re-provision of a store would similarly not materially change the use of the site. Nor, would it impact adversely on the visual amenity of the area or residential amenity of neighbouring properties.

In comparison with the previous consented canopy, the height from ground level to the ceiling of the canopy has been increased from 2.66m to a maximum of 2.8m, and from ground level to the highest point of the canopy from 2.86m to 3.3m. In addition, the area covered by the canopy would be 4.5sqm larger.

The thickness of the canopy itself has been increased to take account of previous concerns regarding noise impacting on neighbours. Similarly, the small increase in roof coverage would further reduce the escape of noise from within the smoking enclosure. As such, in comparison with the previous scheme, the proposal would better protect the residential amenity of neighbouring properties.

Despite, the marginal increase in height, the canopy would not be visible from any public vantage points such as the public highway to the front. Given the canopy's position between the existing building and the adjoining tattoo shop's boundary wall, and given its relatively modest height, it would not be particularly visible from the surrounding area. The changes would not be visually appreciable beyond what has already been consented.

For clarity, no intensification or change of use of the site/building beyond that already consented by Appeal ref. APP/R5510/C/12/2188290 and planning permission ref. 61362/APP/2016/146 is hereby sought. In Section 7.08 of the case officer's report for planning permission ref. 61362/APP/2016/146 it states that 'the application does not allow for a material change in the use or the intensity of the use of the area beneath it' (the smoking area enclosed by the glazed screens).

This statement was made by the previous case officer in reference to the previously consented canopy extension. Similarly, the current proposed canopy extension would not materially change the use or the intensity of the use of the area beneath it as per the case officer's point in their report.

The smoking area (external to the main building) remains the same size as consented and would be enclosed by the existing consented free standing glazed screens, which remain unaltered. The canopy would be 4.5sqm larger than the consented scheme, but would cover the existing consented area enclosed for use by smokers as per the

previous consent.

The additional 4.5 sqm canopy area represents less than a 5% increase in roof coverage and in comparison with the layout of the original consented scheme it would not increase the level of seating or standing capacity within the enclosure as it remains as existing.

It is worth pointing out that customers could sit or stand within the enclosure, either in or outside of the consented canopy, irrespective of weather conditions. Although, it is recognised that in poor weather conditions, customers are more likely to seek refuge within the sheltered area. Nevertheless, the marginal increase in canopy coverage would not intensify the use of the smoking enclosure beyond that already consented by the Council as per the previous case officer's recommendation.

Furthermore, the slight increase in canopy coverage should be seen in the context of it aiding in reducing noise escape to the wider area and to neighbouring properties.

Also, the new canopy design is more rational (having been squared off) and would give the structure a cleaner finish in comparison with the original approved scheme, which would ultimately improve the character and appearance of the original building, and thus, wider area.

It should be clarified that a temporary marquee has been erected to accommodate the displaced customers during the ongoing construction works for the replacement canopy extension.

To give some comfort to the Council, should consent be given for the existing structure hereby sought, then this marquee will be removed within 1 month of the approval date. As such, customers would be able to return to the canopy smoking area as opposed to using the non-enclosed garden area which is open and positioned closer to neighbouring properties. The removal of the marquee could be conditioned should the application be approved.