

Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)

Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class C

Development consisting of a change of use of shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops and casinos of up to 150m² floor space to a use falling within Class A3 restaurants and cafés of the Schedule to the Use Classes Order and for limited building works to allow the installation of extraction and ventilation units, and for waste storage and management.*

Premises may revert from Class A3 use to their original use class if that was Class A1 (shops) or Class A2 (financial and professional services) under existing permitted development rights. A planning application will be required for change of use from Class A3 to a betting office or pay day loan shop.

* The right does not apply to land within the curtilage of Listed Buildings or Scheduled Monuments, to Sites of Special Scientific Interest, Safety Hazard Areas and Military Explosives Storage Areas.

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Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Developer Name and Address

Title:		First name:	
Last name:	East West Int. Ltd		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	c/o Agent		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:		First name:	
Last name:	Andrew Pegley RIBA		
Company (optional):	Pegley D'Arcy Architects		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	78 York Street		
Address 2:	Westminster		
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	W1H 1DP		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:

Building number:

Building suffix:

Building name:

Address 1:

8-9 Lees Parade

Address 2:

Uxbridge Road

Address 3:

Hillingdon

Address 4:

Postcode:

UB10 0PQ

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering noise, odour, storage and handling waste, hours of opening and transport and highways impacts of the development. Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

Proposed conversion of the existing A1-A2 Retail units into an A3 Retail unit. The unit will have a gross internal area of 142sqm. and will focus on the serving of coffee, soft drinks and prepared, cold foods.

The cafe use will be acoustically insulated from the upper floors by the existing reinforced concrete slab. The existing residential units already have acoustic insulation with regard to the existing traffic noise from the Uxbridge Road as well as the internal upgrading for the approved conversion work.

The cafe use will not involve any frying or cooking processes likely to generate noise or fumes. New extract ventilation will discharge to the rear of the premises at low level.

The proposed internal layout is to include a rear store room accessed via a service door leading to an existing, designated service road over which the applicant has a right of way confirmed on the property title. Waste is to be stored in an external bin at the rear of the premises and removed via the service road.

The hours of opening are likely to be from 10.00 to 22.00 on a daily basis.

There are existing public transport routes at the front of the premises. Customer access is to be from the existing, busy, public highway frontage which has some provision of vehicle parking. Unrestricted on-street parking is available in the adjacent street; Nicholls Avenue.

The premises are not located in a key shopping area and will have no undesirable impact on the sustainability of the existing shopping facilities along the extent of the Uxbridge Road.

Are any associated building works or other operations required to make this change? ☒ Yes ☐ No

If yes, please provide details of the siting, design and external appearance of the building including ventilation and extraction (including the provision of an external flue) and the storage of rubbish:

482-05

continued:

What is the total floor space to be changed to restaurant and cafes? m2

Has any of the building or land within its curtilage been previously changed under Class C Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3)?

☐ Yes ☒ No

If Yes, what was the total floor space changed to Restaurants and Cafes? m2

Development is not permitted if the development (together with any previous development under Class C) would result in more than 150 square metres of floor space in the building having changed use under Class C.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

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|---|-------------------------------------|---|-------------------------------------|
| All sections of this notification completed in full, dated and signed (typed signature if sent electronically). | ☒ | A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy a planning map (www.planningportal.co.uk/buyaplan) | ☒ |
| The correct fee | ☒ | | |
| Existing and proposed elevations and floor plans (if building or other operations are required for the provision of facilities for ventilation and extraction (including the provision of an external flue), and the storage of rubbish). | ☒ | | |

6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/ we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Pegley D'Arcy Architects

Date (DD/MM/YYYY):

14/08/2018

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address:

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	0207 112 7560	
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address:

office@pegley-darcy.com