



DESIGN, ACCESS, HERITAGE STATEMENT

Commercial unit, Ground and Basement floor
255 West End Lane
London
NW6 1XN

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18/04/2024

Statement Purpose

This Statement is prepared to accompany and support the planning application for the change of use of the commercial unit comprising Ground and Basement of the property at 255 West End Lane, NW6 1XN.

Current use of the premises is *Sui Generis* (food takeaway).

Proposed use of the premises is E(b) Sale of food and drink for consumption (mostly) on the premises (Restaurant).

Property

The property is a corner-plot end of terrace house dated 1892, characterised by dark red stock bricks and white stone architectural detailing.

Whilst ground and basement levels are commercial premises, three upper floors are currently under residential use.

The property is within the West End Green Conservation Area
It is not a Statutory Listed or Locally Listed building.

Design

The proposal seeks formal approval to reinstate the use class of the premises as Commercial.

The new proposed business will see a reconfiguration of the internal layout to allow more seating for dine-in customers.

The kitchen will be relocated and the existing industrial extractor system will be serviced / upgraded as required to minimise both extractor noise and cooking odours.

Dedicated space for the collection of dry recycling, food waste and residual waste is identified inside the premises on the plans.

The collection and removal of commercial waste will be arranged by the business owner with a suitable service provider.

Staff employment and hours of operations will be reasonably in line with what is expected from a small local restaurant.

Alterations to the shopfront are not intended and any prospective signage on fascia/windows will be subject to a separate Advertising Consent application.

Access

Accessibility will remain unvaried. There is already step-free access and satisfactory width of passage.

Heritage

The proposal is deemed to have not detrimental impact to the conservation area.

The extraction duct will be kept in the same location / position and with the same colour as the existing one (matching existing drainpipes), ensuring the same distance from surrounding windows.

Planning Considerations

A change of use has been allowed in **1990** with application number 9005353 changing class from A1 retail to A3 restaurant.

From **2005** the premises have been trading as pizza delivery store (reported in the supporting statement signed by Neil Wickers, collated to application 2015/3123/P).

The latest upgrade to the extraction system was allowed in **2015** with application 2015/3938/P.

With the recent review of Use Classes under Planning law, the proposed activity would reinstate the more flexible class E that is deemed suitable for the lively parade where the building is located, for the benefit of the neighbourhood and future local businesses occupying the premises.

An Odour Control Assessment is enclosed to the application supporting the suitability of the improved extraction system.

Other matters of relevance in the application process to be clarified are:

- Surface water. No changes to the management of surface water
- Biodiversity and Ecology. No changes to impact biodiversity and ecology.
- Biodiversity Net Gain. The development shall be considered subject to *de minimis* exemption. There is no impact to on-site habitat.

In light of all the aforementioned information, we kindly request the approval of the change of use for these premises.

Contacts

The Planning Officer can contact the Agent for any additional information or clarification:

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Enquiries from the public must be addressed to hello@tholos-architects.com .