

SECTION 3: SCHEME DESCRIPTION

3.1 The application proposes alterations to entrance and front elevation, erection of rear extension at first floor level, alterations to rear elevation, installation of secondary access staircase in rear lightwell and installation of plant at roof level in connection with use of part of station building as a restaurant and part of the station building as a burrito bar. The different elements of the scheme are as follows:

a) Use of First Floor Unit as Restaurant

3.2 As the site comprises part of a railway station the applicants consider that these operations could take place under Part 17 Class A of the General Permitted Development Order (1995), which allows “development by railway undertakers on their operational land, required in connection with the movement of traffic by rail.” TfL are a railway undertaker and the proposed use is ‘wholly within a railway station’ as it is entirely on TfL land. DCP Casebook is clear that developments wholly within a railway station such as kiosks, cafes etc. are permitted development. A letter from TfL concerning this matter is attached at document 2.

DOCUMENT 2

3.3 However, pre-application discussions with officers indicated that planning permission was required as the restaurant was not considered to be ‘required in connection with the movement of traffic by rail’. The applicant believes that the restaurant is like other restaurants in stations, which are permitted development. However, the pre-application advice stated that the Council required an application for the change of use and it has therefore been submitted without prejudice.

3.4 The main seating area of the restaurant and kitchen area will be located at first floor level, with an additional area of seating and a staff WC and shower at ground floor and storage at basement level.

3.5 It is proposed that the restaurant will trade from 10:00 to Midnight Monday to Thursday, 10:00 to 00:30 Friday and Saturday and 10:00 to 23:00 Sunday. Staff will be required to access the unit outside of these hours to set up for service and clean up after closing time. This is not expected to give rise to concern in this town centre location.

