



FRONT VIEW

This planning application follows on from a pre-application enquiry which was made in October 2018 looking at the possibility of change of use of a restaurant (A3) to office (B1) and the inclusion of this restaurant with the offices located in the upper floors above the restaurant and in the main adjoining building

Context

108-112 Parkway is a building used as offices by the company Echo Sourcing involved in fashion design and garment supply. The company uses the main five storey No 110-112 and the two upper floors of No 8 (B1 use). The ground floor and basement of No 8 are currently used as a Restaurant (A3 use)

Since moving into the site with 12 staff in 2011, Echo Sourcing, has expanded and is now employing around 40 staff and is looking to expand further.

Echo sourcing owns the freehold of both buildings, and as the lease of the restaurant is coming to an end, the company would like to convert and add the restaurant premises to its offices.

Proposal

The restaurant space includes a ground floor restaurant and a basement used for ancillary office, toilets and storage. It has a total area of 142m²

It is proposed to convert this restaurant into office use and link it with the main building at ground floor entrance lobby level. No external changes to the restaurant are planned.

The Company is currently developing a new fashion range called “Ninety Percent”; (www.ninetypercent.com) an enterprise sharing 90% of profits with charitable causes and those in various countries who make the garments. So one of the proposals is to use the front shop window to exhibit latest showpieces of the fashion designed in the premises. (This will be for show only)



REAR VIEW OF FLAT ROOF OVER RESTAURANT – USED FOR EMERGENCY ACCESS BY OFFICES

Pre-application consultation

A pre-application enquiry was made in October 2018 (ref. 2018/5463/PRE) in order to assess the feasibility of the scheme.

In the report's conclusion planning officer Patrick Marfleet stated the following:

“Officers do not raise any objection to the proposed change of use of the ground and basement floors at No.108 from restaurant (A3) to office (B1). The loss of the existing restaurant would not cause harm to the character and vitality of the surrounding area whilst the proposed office use is considered appropriate in protecting the amenity of nearby residents. “