

ESI LICENCE®

B e i z a T z i v e l e k

84 Hayes Lane

Bromley, Kent

BR2 9EE

T: 07791211905

F: on request

E: beiza@esiimmigration.com

Your ref: 191026/FUL - 232 Northumberland Avenue

Our ref:

Email: licence@eurosafetyinternational.co.uk

Date: 16 July 2019

Dear Sirs

APPLICATION FOR CHANGE OF USE FROM RETAIL (CLASS A1) TO MIXED USE COMPRISING A RESTAURANT/CAFÉ (CLASS A3) AND HOT FOOD TAKEAWAY (CLASS A5)

For:

Crispy Fish Restaurant, 232 Northumberland Avenue, Reading, RG2 7QA

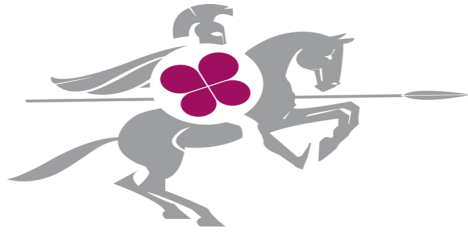
This letter is submitted in support of an application for a change of use from Retail to Mixed Use comprising a restaurant/café and hot food takeaway.

In accordance with the national and local validation requirements the following documents have previously been submitted online:

- Completed Full Planning Permission Application
- Site Location Plan
- Ground Floor Plan
- CIL Liability Form
- Noise impact assessment
- Block Plan of the Site

Description of Proposal

This application has been submitted in order to change the use of the premises from A1 to Mix use of A3 and A5.



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Current Use

Currently closed waiting decision

Access

The premises will retain the existing access.

Conclusions

The ventilation and noise reports have been amended and readmitted to show the required information that was missing from the previous application which was withdrawn. The ventilation motor is now to be housed inside the premises so will not cause disturbance and the flue will run up from the first floor of the premises in keeping with the surrounding premises. With regards to the change of use application, there is information on streetcheck.co.uk which illustrates that there are 2.5 times more retail industries than food on that particular road, therefore the loss of retail space will not impact on the whole retail opportunities and rather encourage passing trade to stop and spend more time in the area, thus increasing the opportunity for the surrounding retailers to exploit.

We trust that the information enclosed with the application is sufficient to enable Planning Department to process and register the application. However, should you require any further assistance or clarification, please do not hesitate to contact us.

Yours faithfully

Beiza Tzivelek

On behalf of ESI Licensing and Legal Consultancy Ltd