Our ref: YM/Khan/0121/gm

mza planning
planning permission without the headaches

14 Devonshire Mews, Chiswick, London W4 2HA
Tel: 020 8995 7848 Fax: 020 8711 5732 office@mzaplanning.com www.mzaplanning.com

Old Oak and Park Royal Development Corporation
City Hall
The Queen's Walk
More London Riverside
London
SE1 2AA

26 February 2021

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

RE: Certificate of Lawfulness for a change of use under Class E from offices (Class E(g)(i) to a restaurant (Class E(b)) on the second floor level of the front building.

AT: 620 Western Avenue, London, W3 0TE

A Certificate of Lawfulness is sought for the use of the second floor office space as a restaurant/café at 620 Western Avenue, London, W3 0TE. The Certificate is to certify that the proposed use is a form of permitted development rights as it would be within the same class as the existing use.

Permitted development

Schedule 2, Part A; Commercial, Business and Service

Class E – Commercial, Business and Service

Class E subsumes previous use classes which were specified in the Schedule to the Use Classes Order as Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) and Class B1 (business).

Use, or part use, for all or any of the following purposes –

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public –

(i) financial services,

(ii) professional services (other than health or medical services), or

(iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of consultant or practitioner,

(f) for a creche, day nursery or day centre, not including a residential use, principally for visiting members of the public,

(g) for –

(i) an office to carry out any operational or administrative functions,

(ii) the research and development of products or processes, or

©MZA Planning Limited 2021

(iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The existing use of the property fell within a previously designated B1(a) use; the changes to the GDPO during September 2020 resulted in both the proposed use and the existing use falling within Class E. As a result, the proposed use falls within the same class as the existing use and therefore no material change of use has taken place.

Furthermore, the premises:

- Is less than 500sqm;
- Is not a site of specific interest, a safety hazard area or a military explosives storage area;
- Is not a scheduled monument;
- Is not a listed building nor is it within the curtilage of a listed building.

It is considered that the development meets all the requirements of the GDPO and therefore a certificate of lawful existing use should be granted.

Please do not hesitate to get in touch should you have any questions.

Yours sincerely,

MZA Planning

MZA Planning

©MZA Planning Limited 2021