

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Stephanie

Surname

Norledge

Company Name

Enigma studios limited

Address

Address line 1

37 Hucclecote Road

Address line 2

Hucclecote shopping centre

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL3 3TL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Existing Flat roof Unit, Class E within a business park. Previously a butchers/retail 910sqft. Change of use to Sui Generis as a tattoo and piercing studio with provision for retail (art) and beauty treatments (permanent makeup, aesthetics)

- No changes to building are being proposed and no alterations will be made to the external. Internal partitions for privacy and separation of treatments may be constructed with stud walls or folding door partitions.

- Upgrading of electrics and plumbing to meet licensing requirements for the industry will be done and new flooring. On the front elevation, replacing of door sign will be non-lit and fit with within existing frame.

- Ample parking for customers is exiting on the site and access and flow of traffic would not be affected in the area by change of use.

- Operating hours: Monday-Saturday 10:00-18:00 Closed on Sundays and Bank Holidays. The business will operate with 5 staff members

In detail:

This proposal seeks a use which does not fall within a use class and therefore is termed as sui generis, which refers to a use on its own, not falling within any specific use class. As a tattoo and piercing studio it is considered to be a use similar to a hairdressing-or beauty salon, where customers visit for individual appointments of between 30 minutes and 6 hours and the volume of customers is limited to one per member of staff. The site location consists of retail, takeaway food, an estate agent, vets, opticians and a funeral director. It has ample car parking, public transport links and other facilities. The previous use of the unit was a charity shop, which was considered acceptable in its location. Similar uses were well established in close vicinity- with a hairdressing salon previously located a few units down. In principle, the change of use of this unit to a tattoo and piercing studio is in accordance with and reflects the appropriate use of the site as a whole.

Impact on neighbours: There are no dwellings located directly adjacent to either side of this unit, although there are dwellings behind the row of units separated by a wide access road. The use would introduce visitors to the site, but it is unlikely to introduce frequent deliveries, significant traffic, or a higher number of movements than would reasonably be associated with the previous use. The proposed use is not considered to introduce a significant level of activity to result in any disturbance to neighbouring dwellings through visiting customers within the opening hours proposed. The services that would be provided would not result in noise levels greater than the previous use. It is therefore considered that the proposal would not result in any adverse impact on neighbour amenity.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Site is currently empty- previous use class E- retail. (Charity shop)

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Please see above- retail unit (charity shop)

When did this use end (if known)?

01/05/2022

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

40

Total proposed (including spaces retained):

40

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Pre existing waste removal, area to the rear used for bin collections. Hazardous waste contract will be set up for medical waste bins.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

Sui generis

Existing gross internal floorspace (square metres):

84.5

Gross internal floorspace to be lost by change of use or demolition (square metres):

84.5

Total gross new internal floorspace proposed (including changes of use) (square metres):

84.5

Net additional gross internal floorspace following development (square metres):

0

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	84.5	84.5	84.5	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

22/00421/PREAPP

Date (must be pre-application submission)

17/05/2022

Details of the pre-application advice received

Still awaiting full response due to cyber incident and staffing levels.

Basic comments-

Change of use from class E (retail)- Sui generis. Full planning application needed.

Result in a loss of retail unit- include details of marketing in proposal.

No objection by environmental health.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Sutherland house

Number:

70

Suffix:

Address line 1:

west hendon

Address Line 2:

Broadway

Town/City:

London

Postcode:

NW97BT

Date notice served (DD/MM/YYYY):

17/05/2022

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Miss

First Name

Stephanie

Surname

Norledge

Declaration Date

17/07/2022

- Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- I / We agree to the outlined declaration

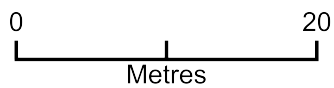
Signed

Steph Norledge

Date

17/07/2022

Unit 37 hucclecote road



Plan Produced for: **Stephanie norledge**

Date Produced: 10 May 2022

Plan Reference Number: TQRQM22130164040294

Scale: 1:500 @ A4

12:07



60

35-55 Hucclecote Road,...



35-55 Hucclecote Road,
Hucclecote, Gloucester, GL3 3TL

To whom it may concern,

Cedar Harp currently manage the above parade of shops on behalf on the Landlord, Havenridge Limited.

I am writing to confirm that there are currently four units on the parade that are being marketed by multiple agents however, due to the lack of demand these units have been vacant for a long period of time.

If you would like to discuss this further, please call me on my direct line below.

Kind regards
Joe Ezekiel BSc (Hons)
Surveyor

[REDACTED]

Cedar Harp Limited
Sutherland House, 70-78 West Hendon Broadway
London, NW9 7BT

