## 1. Introduction

The retrospective application is for an existing mid terraced commercial premises which has been used as a A3 use hot food takeaway for approx. 43 years. It has been used as the business name The Koffee Pot for approx. 35 years which has had a very established name over the years. The leaseholder then retired and the operator reverted to a new leasholder under the current name Asim's (sign still erected on premises) since 2005.

The current landlord has owned the property since approx. 1970 who has provided extensive information on previous leaseholders including leases for some of the leaseholders. (can be provided if requested)

The ground floor is and has been fitted out as a hot food takeaway for some time which is evident from the current condition of the premises, internally and externally. The fit out includes a complete commercial kitchen with extractor canopy and 2no. flue ducts at the rear of the premises as indicated on the attached drawings. The first floor is used only for storage and has always been used ancillary to the ground floor.