



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	10
Suffix	
Property Name	
Address Line 1	Whitechapel Street
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M20 6UB

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

Easting (x)	Northing (y)
384634	391080

Description

Applicant Details

Name/Company

Title

Mr

First name

S

Surname

Sadiq

Company Name

Caramello Cafe

Address

Address line 1

10 White Chapel Street

Address line 2

Address line 3

Town/City

Manchester

County

Lancashire

Country

United Kingdom

Postcode

M20 6UB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Tufail

Surname

Ahmed

Company Name

Cre8ive Design Consult Ltd

Address

Address line 1

Unit C, Aldow Enterprise Park

Address line 2

blackett street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M12 6AE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Request to extended opening hours from 08:30am to 10:00PM Monday to Sunday including Bank Holidays to Caramello Cafe

Reference number

126305/FO/2020

Date of decision (date must be pre-application submission)

28/08/2020

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Caramello Café is a locally owned independent business that has been serving the community since 2016. In recent times, we have faced significant challenges, including inflation, rising energy costs, increasing staff wages, and heightened competition from new hospitality venues opening nearby.

As an SME, we are committed to sustaining local employment and continuing to contribute to the local economy. Over the past few years, several new businesses have opened on the main high street, offering similar services and directly competing with us. As a result, our turnover has declined, and we are struggling to maintain profitability. The ability to extend our opening hours would allow us to counteract this loss and help ensure the long-term sustainability of our business. Without this extension, we fear that we may not be able to survive, putting the business and our employees at risk.

Currently, we employ approximately 15 staff members, many of whom are local residents. If we are unable to adapt to the competitive landscape, we may be forced to reduce staffing levels, which would have a direct impact on local employment. By extending our opening hours, we will be able to retain jobs and continue contributing to the local economy.

The additional trading time would allow us to diversify our menu offerings, serve a wider clientele, and ensure the long-term sustainability of the business.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The current approval allows opening between:

- 08:30–18:00 Mon to Sat
- 10:00–16:00 Sundays & Bank Holidays

We propose to extend the operating hours to:

- 08:30– 22:00, 7 days a week including public holidays.

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

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Tufail

Surname

Ahmed

Declaration Date

27/02/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Tufail Ahmed

Date

27/02/2025

