

62 Bury Old Road application supporting text with documents.

This document was produced to support the application for use of property from E(a) - Display/Sale of goods other than hot food to E(b) - Sale of food and drink for consumption mostly on the premises. Please note in the past, a shop was covered under planning class A1. Under the current planning use class, it is classed 'Class E'

The document will provide evidence that 62 Bury Old Road has been used as a retail shop for over 10 years.

*Retail property types cover shops and stores; think pet shops, clothing stores, and hairdressers. It can also be a collection of retail ventures, like a large shopping mall.

We have used Google Street View as part of our research for premises use over the years. Google Street View allows us to view the 62 Bury Old Road from 2008 to 2023.

Google Street View shows that a clothing shop named STYX occupied the 62 Bury Old Road from at least September 2008 until December 2014. A Google Street View image from 2008 shows STYX Shop. Appendix 1 Google Street View image from 2008

May 2014 shows STYX shop lease for sale (the street view also shows shop sale sign boards. Appendix 2 Google Street View image from 2014

In 2015, 'THE CHARITY BOX' clothing shop run by 'THE FED' took on the premises from the STYE clothing shop. THE FED Facebook page posted news of the shop's move to on January 20, 2015. THE CHARITY BOX used 62 Bury Old Road as a clothing shop until very recently. Appendix 3 Facebook post from THE FED website from 2015

Appendix 4 Google Street View image from 2023 shows the premises is used as a clothing shop by THE CHARITY BOX.

Further evidence gathered as proof of 62 Bury Old Road as a retail shop.

Appendix 5 - The energy performance certificate for 62 Bury Old Road identifies the property type as retail.

Appendix 6 - The business rate for 62 Bury Old Road identifies the property type as shop and premises.

Further to the evidence above, we have contracted an MCC planning officer for guidance regarding the use of the building from a shop to a restaurant. We were informed that no planning permission would be required as both uses fall under Class E.

We would need to provide evidence that the premises have been used as a shop for 10 years or more.

Advice received via email from MCC planning officer Janine Renshaw Livesey on February 29, 2024

Dear Tanveer,

*Subject to the extant use of the premises falling into the category of Use Class E (retail).
Planning permission would not be*

*required to change the premises into a restaurant, as the a restaurant type use also falls
within Class E.*

Regards,

Janine Renshaw-Livesey

Planning Officer

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Further from Janines advice the client submitted planning application for a new shop front and installation of an extraction system for a restaurant. The planning application Ref 13957/FO/2024 was granted approval 09-05-2024