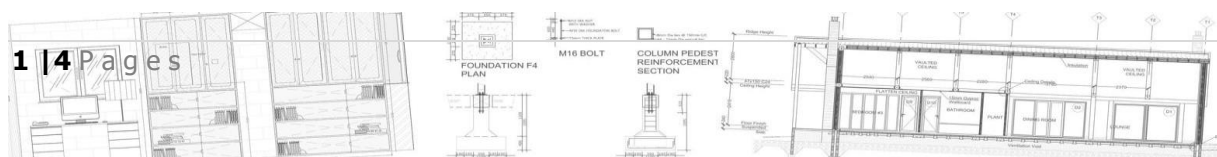




Planning Statement

Caffe Elite, 93a Bancroft, SG5 1NQ

Planning Statement to accompany an application for the installation of conservatory to the existing hardstanding outdoor seating area.





Planning Statement

1.0 Introduction

1.1 This statement has been produced to accompany an application for the installation of a conservatory

2.0 Application site

2.1 The building is attached to and historically part of a group of buildings that from the rear of a high street terrace. The building to the high street enjoys an alley that now proceeds to the main entrance to the Sainsbury supermarket completed a few years ago. Unlike the main building, 93a appears as if constructed as a workshop extension originally then extended and repeatedly altered more that a century ago. Today, it is used a caffe and restaurant.

2.2 The building is a listed "Grade II".

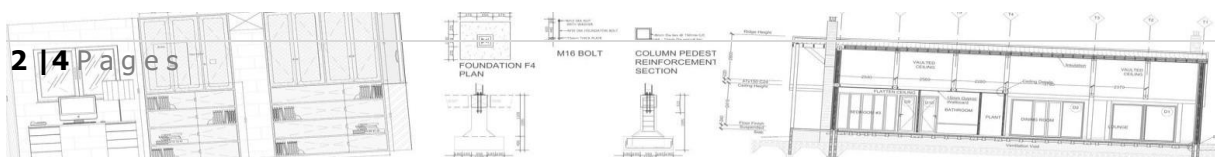
3.0 The Proposal

3.1 This application seeks consent to install a conservatory on the existing side hardstanding area.

4.0 Planning History

4.1 There are several planning applications for this property. The details of those relevant are detailed below.

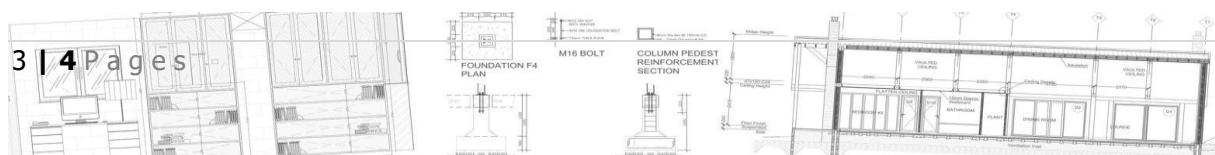
Application number	Description	Decision Date
19/00884/LBC	Installation of a new kitchen flue to north elevation	15 Apr 2019
14/01652/1LB	Two storey extension, internal and external alteration to existing building including pitched roof to replace existing flat roof	17 Jun 2014
14/01702/1DOC	Details reserved by condition 4 (window details) of listed building consent ref no. 13/00670/1LB granted on 19 July 2013.	01 Jun 2014
14/01704/1DOC	Details reserved by condition 6 (Material Colour and profile of proposed rainwater goods) of listed building consent ref no. 13/00670/1LB granted on 19 July 2013.	01 Jun 2014





Planning Statement

14/01703/1DOC	Details reserved by condition 6 (external finish to all windows, external doors and shop fronts) of listed building consent ref no. 13/00670/1LB granted on 19 July 2013.	01 Jun 2014
13/03102/1	Two storey extension and external alteration to existing building including pitched roof to replace existing flat roof.	02 Jan 2014
13/02298/1DO	Condition 6 - Programme of Archaeological Works (as discharge of condition attached to planning reference 13/00821/1 granted permission 19/07/2013)	19 Sep 201
13/02274/1DOC	Condition 5 - Sample Materials (as discharge of condition attached to planning reference 13/00821/1 granted permission 19/07/2013)	19 Sep 2013
13/02274/1DOC	Condition 5 - Sample Materials (as discharge of condition attached to planning reference 13/00821/1 granted permission 19/07/2013)	19 Sep 2013
13/01959/1	Removal of condition 6 of planning reference 13/00082/1 granted permission on 19/06/13	20 Aug 2013
13/00670/1LB	Internal and external alterations to building to facilitate conversion from offices to residential use. Two storey rear extension to number 93A Bancroft. (Amended plan received 17/06/13).	25 Apr 2013





Planning Statement

13/00821/1	Two storey extension and alterations to existing building to create one retail unit (Class A3) at ground floor together with 1 x 1-bed and 1 x 2-bed flats at first floor. (Amended plan received 17/06/13).	25 Apr 2013
12/00536/1	Two storey and single storey extensions following partial demolition and alterations to existing building to create one retail unit (use class A3) and 4 one bedroom flats, one studio flat and 2 two bedroom flats (variation to conditions 4 and 5 of 11/03020/1 granted permission 16/02/12 in addition to alteration to entrance to flat 6)	16 Mar 2012
12/00537/1LB	Internal and external alterations to building to facilitate conversion from offices to residential use. Two storey rear extension to number 93A Bancroft.	16 Mar 2012
11/03020/1	Two storey and single storey extensions following partial demolition and alterations to existing building to create one retail unit (use Class A3) and 4 one bedroom flats; one studio flat; and 2 two bedroom flats. (Additional plan received 18.01.12 and amended plan received 14.02.12).	22 Dec 2011
11/03021/1LB	Internal and external alterations to building to facilitate conversion from offices to residential use. Two storey rear extension to number 93A Bancroft. (Amended plan received 14.02.12).	22 Dec 2011

