

PRCGRT

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## Department of Place

### Planning, Transportation and Highways Development Services

Bradford Team  
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Ward: City (ward 07)

**Application Number:** 20/02829/PRC

18 September 2020

### **Change of Use of Class A1(Shops) or A2 (Financial & Professional Services) or Betting Office or Pay Day Loan Shop or Casino to Use Class A3 (Restaurants & Cafes) and Associated Building**

Determination by the Local Planning Authority that the Prior Approval of the Authority is **required and given** for development permitted by Part 3, Class C of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Proposal:** Change of use from shop (use class A1) to café (use class A3) and associated building works for the provision of facilities for extraction and the storage of rubbish

**Address:** 364 Great Horton Road Bradford West Yorkshire BD7 1QJ

**Applicant:** Mr Qazi Shamael Iqbal

**Date Application Valid:** 29 July 2020

The City of Bradford Metropolitan District Council determine that the prior approval of the local planning authority **IS REQUIRED** and hereby **GRANTED** for the development described in the above mentioned application in accordance with the approved written details and plan(s) submitted and subject to the following schedule of conditions:

The change of use shall be undertaken in accordance with the written description of the development and plan(s) listed below:

Plan Type	Plan Reference	Date of Plans	Date Received
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Location Plan	P1	9th Jul 2020
Existing and Proposed Plans	P2	9th Jul 2020
Site Plan	P4	9th Jul 2020
Existing and Proposed Elevations		10th Sep 2020
Existing and Proposed Plans		10th Sep 2020

## **CONDITIONS AND ASSOCIATED REASONS:**

1. The development must begin within a period of 3 years beginning with the date of this notice.

Reason: To accord with the requirements of Class C of Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.

2. The premises subject of this decision shall not be open for business between the hours of 23:00 and 07:00 and no customer shall be served or otherwise make use of the premises between these hours.

Reason: In the interests of the amenities of neighbouring residents and to accord with Policy DS5 of the Core Strategy Development Plan Document.

## **INFORMATIVES:**

Informative: The change of use must accord with all conditions, limitations or restrictions that apply under the provisions of Class C of Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807 or email [buildingcontrol@bradford.gov.uk](mailto:buildingcontrol@bradford.gov.uk)

Date of Issue: 18 September 2020



Julian Jackson,  
Assistant Director (Planning, Transportation and Highways)  
Department of Place