

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 01/07/2025

Mr. C Morris
Head of Planning
NPTCBC

RE: Enlarged front entrance and new door, access ramp, air conditioning units, rollers shutters and new rear access

The Whittington Arms, Park Street, Tonna, Neath, SA11 3JF

Dear Sir,

As you are aware certain works/changes of use are deemed to be permitted development by virtue of the Town and Country Planning (General Permitted Development) Order 1995¹

Schedule 2, Part 3 Class A (Changes of Use) of the Order sets out development that is permitted, it states

A. Permitted development

Development consisting of a change of the use of a building to a use falling within Class A1 (shops) of the Schedule to the Use Classes Order from a use falling within Class A3 (food and drink) of that Schedule or from a use for the sale, or display for sale, of motor vehicles.

¹ <https://www.legislation.gov.uk/uksi/1995/418/contents/made>

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Therefore , the change of use of part of the ground floor from pub (Class A3) to Shop (Class A1) is permitted development by virtue of Schedule 2, Part 3 Class A (Changes of Use) of The Town and Country Planning (General Permitted Development) Order 1995. The portion of ground floor that is not changed to a shop will remain within Class A3 and the applicant is proposing to use it as a Hot food takeaway(Class A3). This use does not constitute development.

Whilst the change of use is permitted, work associated with the proposed use such a enlarge front entrance and new door, access ramp, air conditioning units, rollers shutters and new rear access require planning permission.

This application therefore seeks consent for an enlarged front entrance and new door, access ramp, air conditioning units, rollers shutters and new rear access require planning permission.

Plans and documents

1. Application Forms
2. Planning Fee £230

1	Location Plan
2	Block Plan
3	Existing Ground Floor
4	Existing First Floor & Attic
5	Existing Front and rear
6	Existing Sides
7	Proposed Ground Floor
8	Proposed First Floor & Attic
9	Proposed Front and rear
10	Proposed sides
11	Covering Letter
12	GIA

Yours faithfully

Robert Bowen.