



Planning Potential secured the necessary permissions for Gail's to convert a former HSBC Bank in Knutsford to deliver a bakery within Knutsford town centre

Gail's plans for the conversion involved preserving what was already a traditional façade, whilst installing their own signage arrangement, removing features such as the previously installed ATM. Proposals also included the construction of a timber decking area to the side of the building in order to provide a large, open area for outdoor seating serving the bakery, making best use of a sloped pavement.

We initially undertook due diligence of the site, identifying the sites setting within Knutsford Conservation Area. We worked with our client to devise a design solution that would best reflect their image, whilst allowing the building to remain a positive contributor to the Conservation Area. Appropriate planning applications were submitted, seeking consent for the proposed alterations to the building elevations, the installation of the decking area, and the installation of advertisements.

Following submission of applications, we engaged in dialogue with officers at Cheshire East Council to ensure the successful approval of all applications, allowing Gail's to open a further new bakery in the north-west of England.

## Summary of achievements:

- Undertaking planning due diligence and advising on application requirements.
- Securing approval of full planning permission for external alterations and timber decking area, and advertisement consent.

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