



Planning Potential secured the necessary permissions for Gail's to convert a former Barclays Bank in Kew to deliver a bakery on a busy parade close to Kew Gardens Station.

The vacant bank premises consisted of a locally listed limestone bank façade on one side, with a more modern 1970s façade on the remainder. Gail's plans for the conversion involved refreshing and modernising of the unattractive 1970s element, whilst preserving and restoring the more traditional façade.

We initially undertook due diligence of the site, identifying the heritage status of the traditional shopfront and the location within a Conservation Area. Appropriate planning applications were then prepared to seek approval for the proposed changes to the two shopfronts and installation of advertisements.

Following submission of applications we had extensive dialogue with officers at LB Richmond, with revisions to the shopfront works submitted to address concerns. Whilst advertisements were approved, shopfront works were initially refused necessitating the need for an appeal.

An appeal was duly submitted which was successful in securing approval for the works, allowing Gail's to open a bakery which has proved particularly popular in the area.

### Summary of achievements

- Undertaking planning due diligence and advising on application requirements.
- Securing advertisement, shopfront and pavement licence approvals.
- Success at appeal.

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