

Sir Issac's Artisan
Coffee Ltd
Working with FJG's
Planning Consultancy



Planning Case Study: 43 Sir Issac's Walk

Executive Summary

The idea for **Sir Issacs Artisan Coffee Ltd** came about prior to the Covid-19 lockdown. Having run a market stall in Colchester I became aware that 43 Sir Isaacs Walk could soon be available, my thoughts then turned to moving up to open Sir Isaacs Artisan Coffee Ltd to build on what I had managed to achieve on the market.

The process of bringing my vision to life began...

Challenges

My plan for the building was to change the business use from A1 to A3 and change the fixed front entrance window (there is a small recess to the front door) to make a serving hatch. I initially started to Google and research what was needed.

I ended up at FJG Solicitors website, I then telephoned and after a good telephone conversation booked a meeting with Sharon Smith.



How did FJG'S Planning Consultancy help?

In my face to face meeting with Sharon, she fully grasped the concept of what I wanted. I then felt confident that this understanding would be well represented in the planning application for change of business use. For me, one of the main benefits of working with FJG's Planning Consultancy and Sharon was that she understood my vision from day one.

Did COVID-19 affect your project?

Yes, it (and CBC heritage requirements) slowed the process a little, but even after planning was approved, I was in no hurry to move until the end of the lockdown was in sight.

Conclusion and Future Plans

Instructing Sharon has ensured that I had the correct planning approval. This has allowed me to move forward with my plans as I had envisaged them. I have now been open for business since 8th September 2020 and the serving hatch, which was key to my vision seems to be working well so far; so I am very pleased. Although, it is still early days we have received a lot of positive comments so hope we can maintain the interest and positive momentum.

During our discussions, Sharon was able to recite examples of other similar businesses that had failed to express what they really wanted in their planning applications and they were therefore unhappy or unsuccessful in their projects. As a result of Sharon's experience and through her understanding of exactly what I wanted to achieve from my planning application - the planning granted was a perfect compromise on what was actually required, whilst ensuring that my application met the recommended standards.



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