

MR RAY GREGORY
59 KEMBLE STREET (LANDLORD)
PRESCOT
MERSEYSIDE
L34 5SE
2/8/2025

To whom it may concern.

RE: PROPOSED USE OF 59 KEMBLE STREET AS A CAFE (USE CLASS E(b)) PREMISES.

I am the joint owner (with Mr Anthony Power) and landlord of 59 Kemble Street, and I have been asked to provide a written statement (evidence), to support Mr Daniel Fitzpatrick's Lawful Development Certificate application, to assist the decision-making process.

The information that I provide below is a true reflection of my ownership and the use of the premises since we purchased 59 Kemble Street in 2006.

1. When we purchased the property in 2006, it was used as a bookmaker.
2. When the purchase was completed, the premises was then turned into two shops (front and back), with the front of the premises selling energy efficiency products and supplies, whilst the back was used as a hairdresser/ barber until December 2015. Access to the hairdresser/ barber was taken via Aspinall Street, whilst access to Energy Green Deal Limited was taken from Kemble Street.
3. The combined use of the premises as a hairdresser/ barber included customer services and sales (hairdressers/barbers), the sale of energy efficiency products, online orders, storage, office space and site services to install energy efficient home products. At its peak, the 2 uses employed 6 members of staff.
4. The hairdressers/barber use of the rear part of 59 Kemble Street ended in 2013 and this was replaced by the Vape Shack business, so the combined use of the premises from 2013 to May December 2015 included the Vape Shack and Energy Green Deal Limited. The use of the premises until this point is confirmed on Google Street Scene.

The combined use of 59 Kemble Street ended in December 2015.

5. The use of the whole premises as the Vape Shack started shortly after in May 2015 and this is confirmed on Google Street Scene.

The use of the whole premises as the Vape Shack included the sale of vape related products from the shop and online, with the premises also being used for related internal storage of office space.

The use of 59 Kemble Street as the Vape Shack ended in March 2024 and Mr Fitzpatrick now want to use the premises as a Café.

Yours Sincerely

Ray Gregory

