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THE KEEN PARTNERSHIP

Date. 11-08-21 /Amended 11-01-22

Ref. 9063-21-Rev -1

34 St Marys Butts Reading RG1 2LQ

Planning statement relating to alterations to rear of ground floor commercial premises to remove strong room & incorporating new door & window openings.
To provide additional window openings on first & second floors

1. The Existing building & recent planning history.

22-05-18
The existing building consists a vacant commercial building that was in Class E (c) (i) as a Co op Bank upto 22-05-18 which includes ancillary office space on the first & second floors.
The site has been subject to 2no successful planning applications;

App Ref. 201349
Proposal: Change of Use of first and second floors from Class E to 4 x flats (C3 use) (2 x 1-bed, 2 x 2-bed) including rear extension, retention of E use class at ground floor and changes to the ground floor frontage. (amended)

App Ref. 190364
Proposal: Change of Use of first and second floors from A2 (financial services) to C1 (providing four serviced apartments) and of the ground floor from A2 (financial services) to A1
(providing for a coffee shop/café) with changes to the ground floor frontage.

None of these approvals will be implemented.

2. The proposal

The proposals are to remove the strong room to the rear of the premises which is no longer is use as the CO-OP bank is now shut.
This will allow this part of the premises to provide practical use under Class E as light & ventilation will allow people to work in this area.
To provide enclosed bin & cycle storage as there are currently no formal facilities.

The proposed windows to the flank wall of the first & second floors will allow a flexible use of these areas. These will be in the form of timber and painted with oil-based paint in a similar colour to match existing.
Consent has already been obtained for these windows in a similar location within application 201349, so there should not be any issues here.

Chris Keen MRICS MCABE