

12 November 2024

Planning Department Team
Reading Borough Council

Civic Offices,
Bridge Street,
Reading
RG1 2LU

5th Floor
Office F4
44 Broadway
London
E15 1XH
admin@radon86.co.uk

Dear Sir/Madam

Re: Change of use and listed building consent applications

SITE LOCATION: 35-37, St. Mary's Butts, Reading RG1 2LS

On behalf of our client, Mrs Que Thi Nguyen, I am pleased to submit "Change of use" application for ground floor premises to Restaurant for the above property, via the Planning Portal (ref: PP-13571557). The premises also require some internal renovations, Site is a Grade II listed building, in-order to support this application the "Listed Building Consent" application is also submitted through this combined application.

The premises are located at St. Mary's Butts, Reading. The location is well represented with a mixture of national retailers together with a number of independent traders, estate agents and other local businesses. The property lies on the western side of Reading town centre and occupies a prominent position on the west side of St Mary's Butts a short distance to the north of its junction with Castle Street, Bridge Street and Gun Street.

The Property is a two storey building with plain tiled roof. Upper floor offer separate premisses (No. 36 St. Mary's Butts), and are not included in the application. Hence, the application is for Ground floor only. (Please refer to submitted Floor Plans). The ground floor includes an open plan shop area with shop window display. The subjected property is a grade II listed building and according to Conservation area Map available on Council's website, the site is situated within the St Mary's Butts / Castle Street Conservation Area.

The site is occupied by the applicant and currently serves as Vietnamese grocery store. The access to the property is as existing from the front via St. Mary's Butts over the existing pavement. (Please refer to Location Plan). The property also benefits from the fire exit access door to the back yard. As the site is close to the centre of Reading, therefore site is easily reachable by car and public transport, with bus stops close by. There are multiple on street parking bays available near the site.

This Change of use planning application comprises the following documentation:

- This cover Letter outlining Design and access statement
- Online Application Form
- Correct Application Fee of £648.00, Paid Online via Planning Portal
- Site Existing Floor Plan (Scale 1:100)
- Site Proposed Floor Plan (Scale 1:100)
- Location Plan (Scale 1:1250)
- Site Plan (Scale 1:500)
- Site Existing Rear Elevation (Scale 1:100)
- Site Proposed Rear Elevation (Scale 1:100)
- Heritage Statement
- CIL Completed Form

This planning application is for change of use and internal renovations. The scope of the application reflects:

- The proposal includes internal renovations on the site. (Please see following section for details)
- The application does not involve any alteration to pedestrian or vehicular access.
- The application does not propose any development add/remove of parking spaces.
- The proposal does not affect the local landscape character.
- No changes or alterations are proposed to the existing drainage system of the site.

- According to Government's Flood map for planning, the site is not within an area at risk of flooding. Further, the site is not situated within 20 meters of a watercourse.
- The proposal does not include the gain, loss or change of use of residential and non-residential units or floorspace.
- This proposal does not involve the carrying out of Industrial or Commercial Processes and Machinery activities and processes.
- The proposal does not involve the use or storage of any hazardous substances.
- The site can be seen from a public road, public footpath, bridleway or other public land and the planning authority can carry out a site visit if necessary.
- The land to which the application relates is not the part of an Agricultural Holding.

Internal Renovations (listed building)

- **Interior Walls and Ceiling (Paint):**
 - Paint of interior walls is also faded and detreated considerably. The proposal also includes repainting of the interior walls of the shop. Currently walls are painted to Pure White, (RAL 9010) colour. The proposal is to repaint the walls to the existing Pure White, (RAL 9010) colour,
 - Similarly, the ceiling is also proposed to be repainted to an existing Pure White, (RAL 9010) colour.

Extractor Fan:

It is essential for the restaurant kitchen to be equipped with Canopy and extractor system. The details are provided in the attached "Kitchen Ventilation and Odour and Noise Management Plan". The location of the proposed Kitchen and the Extractor system is indicated in the "Proposed Floor Plan", which is toward the back of the premises. This part of the building is comprising of two large prefabricated detached store rooms which is not the part of the original fabric of the listed building and were constructed some time ago.

Biodiversity Net Gain:

The Site is exempt from BNG as there is less than 25sqm/5 linear meters of impacted habitat on Site (which is not priority habitat), as per the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the biodiversity gain condition does not apply to this application.

Trade Effluent:

The waste effluent from the shop will be disposed into mains sewers. For this purpose, the shop sewer is already connected to the Mains sewer. The effluent from the restaurant may contain some fats. Therefore, the Fat/Grease traps will be used to avoid any potential sewer blocking substances before discharging it into mains sewers. The technical specifications of the Fat/Grease traps are provided in the attached documents.

Conclusion

As of 1st September 2020, restaurants are categories as class E, however, installation of extractor system and listed building consent for restaurant use require LPA consent.

The scope of the proposal including, "Change of use", renovations to the listed building interior is in-line with the council development plan. It is concluded that in any aspect the proposal is not contradicting with council's policy. In addition, the proposed business will bring diversity to the retail location and will provide new employment opportunities. Which will not only contribute towards the economy of the town centre but also to the local community.

It is determined that above explained internal renovations would not have any negative impact to historic significance of the premises in any aspect, but will only improve the existing condition of the shop's interior.

Based on the above information, it is requested to grant the approval for change of use.

Please note that the national list of requirements and the local validation checklist have been fully adhered to in the preparation and submission of this planning application. Should you have any queries in respect of this submission, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written confirmation of validation of the planning permission.

Yours sincerely,

Dr. Muhammad U Safdar

BSc (Hons), MSc, Phd, Member of ICE & BGA

Encl. As above

Cc. Applicant