

12 November 2024

Planning Department Team
Reading Borough Council

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Planning Portal Ref: PP-13571557

Re: Heritage Statement for Change of use Application.

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

Dear Sir/Madam

This statement is submitted as the partial fulfilment of the planning application for the Ground Floor Shop located at 35-37, St. Mary's Butts, Reading RG1 2LS. The subjected property is a grade II listed building and is located within the St Mary's Butts / Castle Street Conservation Area and therefore, as required we provide below a brief heritage statement to be read in conjunction with the Planning Application for the change of use.

Building Description:

Name, (Statutory Address): 35, 36 and 37 St Mary's Butts

Type of Record: Grade II listed building.

Date first listed: 14-Dec-1978

List Entry Number: 1321885

National Grid Reference: SU 71370 73267

Assessment of Significance:

35, 36 and 37 St Mary's Butts, which according to the National Heritage List of England was built in C16 or C17 and remodelled in the C20, is situated in a row of buildings (all retail outlets). Several buildings in the locality are of historic significance/listed buildings and are converted into shops with A1, A2 or A3 use. The property in question has current use under category E, and has a mid- C20 shop front appearance with

panelled door and window. According to Historic England record, these properties were first listed in 1978. And list description shows that what is listed is,

“Materials:

Brick and timber frame, C20 brick glazed shop front on a brick plinth and plain tiled roof.”

Architectural interest:

As an urban vernacular building of the C16 or C17 that retains a significant proportion of original fabric and important features such as the jetty and well-constructed timber frame.

Historic interest: As an early post-medieval vernacular urban building which demonstrates the commercial and domestic occupation of English historic towns at that time.

Group value: With the many listed buildings of the C16 and C17 in this particular part of Reading’s historic core, including The Horn Inn and others on Castle Street.

The Extract from historic England is attached for further information of Listed Building.

Impact Assessment:

Structurally the building is in a good condition internally and externally, hence no structural works are proposed. However, as described in the Design and Access statement, some internal renovations which include repainting of walls and fitting of new shop will be carried out upon approval. Hence, the proposed renovation works comply to Section 72 of the Planning (Listed building and Conservation Areas) Act 1990 which sets out with respect to any buildings or other and in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

As this application does not propose any external or structural alterations and retains the historic features described above. Therefore, the proposal will preserve the character of the conservation area. The proposed start of a restaurant is considered to be appropriate to the commercial locality and there would be no material harm to the vitality of this retail location, which ensures that the proposed change application

harmonises with the existing street scene or other features of the conservation area which are considered desirable to retain or enhance.

Further, having regard to the nature of the proposed use and its surroundings, it is also not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance.

And, there is no:

- Affect to any heritage assets caused by the proposed changes in this planning application.
- Assessment of the heritage assets using appropriate expertise required.
- Assessment of the impact of the proposal required.
- Relevant historic environment record needs consulting.

Conclusion

The proposal does not include any external building works to the building hence does not affect the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape, roof style. The proposed "Change of use" and Listed building consent applications is in line with the previous approvals in the conservation area.

This proposal does not change any of the characteristics of the historic side. This proposal only adds value to the historic side. Therefore, there are no direct effect on the conservation area or listed building.

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



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