

COMBINED DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/24/1556 LBC & PL/24/1554 FULL

Address: 35-37, St Marys Butts, Reading, RG1 2LS

Proposal: Proposed change of use of ground floor retail use to restaurant use and installation of kitchen extractor.

Applicant: Mrs Que Thi Nguyen

Received date: 20/11/2024

Target Decision date: 07/02/2025 (EOT)

Case Officer: Marcelina Rejwarska

1. SITE DESCRIPTION

The application site relates to the ground floor retail unit of a Grade II listed (with no. 1321885) two-storey urban vernacular building dating to the 16th / 17th century. Located as opposed to the Grade I listed Church of St Mary (listing no. 1113573), it lies within the Character Area 2 – St Mary's Butts, where many other listed buildings in St Mary's Butts/Castle Street Conservation Area are concentrated.

National listing description:

*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 surrounding area comprises commercial and residential uses within the Central Core.



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission and listed building consent are sought for the proposed change of use of the ground floor from retail to restaurant and installation of a kitchen extractor at the rear of the site.

2.1. Information submitted:

Design and Access Statement
PP-13571557v1 Location Plan
TQRQM24323100648361 Site and Block Plan
Heritage Statement, Radon86
ACO Grease Trap AGT-40 Data Sheet
A-01PLAN Existing and Proposed Floor Plan, dated 15 November 2024
Received by the LPA on 20 November 2024

A-02 ELEVATION Proposed Front Elevations, dated 15 November 2024
Received by the LPA on 27 November 2024

Odour/1-35-37 St Marys Butts/.2025 Odour Risk Assessment, MMM Group Ltd, dated 3 January 2025
Received by the LPA on 6 January 2025

Noise Impact Assessment Issue 02, DAA Group, dated 8 January 2025
Received by the LPA on 8 January 2025

A-01 ELEVATIONS REV 1 Proposed Rear Elevation, dated 6 January 2025
CK Recirc Units Installation, Operation and Maintenance Manual
CK Recirc Data Sheet
Received 6 February 2025

3. CONSULTATIONS

The following were consulted:

- RBC Environmental Health – Clarification requested. No objection to the revised ventilation system.
- RBC Conservation Officer – The proposed change of use would result in no substantial impact on the special interest of the Grade II listed building at 35-37 St Mary's Butts, the settings of listed buildings within the immediate area of the application site, and the character and appearance of the St Mary's Butts/Castle Street Conservation Area. However, the officers highly recommend reversing the negative impacts of the existing use on the legibility of the internal historic architectural features of the original fabric. The application could be an opportunity to enhance the significance of the listed building
- RCAAC – No comments received.

A site notice was also displayed on site. No letter of representation received.

4. LEGAL AND PLANNING POLICY CONTEXT

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Conservation Principles Policies and Guidance, Historic England 2008

HEAG125 Listed Buildings and Curtilage

HEAG304 Listed Building Consent

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN15: AIR QUALITY

EN17: NOISE GENERATING EQUIPMENT

OU5: SHOPFRONTS AND CASH MACHINES

CR2: DESIGN IN CENTRAL READING

Other

St Mary's Butts/Castle Street Conservation Area Appraisal 2008

Equality Act 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. APPRAISAL

Land use matters

The site is currently in use as a food store on the ground floor, and office above. The application relates to the ground floor only. The change of use to a restaurant falls under permitted development as both uses are within Class E. There is therefore no objection to the change of use, subject to sympathetic design and prevention of harm to nearby residential units.

Character and design

Policy EN1 requires proposals to protect and, where possible, enhance the significance of heritage assets and their settings, as well as the historic character and local distinctiveness of the area in

which they are located. Policy EN3 similarly requires development to enhance the appearance and significance of conservation areas. Policies CC7 and CR2 are also relevant and require high quality design.

No external changes are proposed, and therefore the proposal will have little impact on the wider character of the street and conservation area. Internally, the submitted heritage statement notes the presence of a number of surviving original features, which are currently obscured by furniture related to the existing use as a shop. A condition is therefore recommended to secure a scheme of works to expose those original features, with agreement of the agent which would ensure the proposals protect and enhance the significance of the host listed building.

The kitchen is proposed to be located within a rear extension, which is a much later addition to the site and has no significance historic or architectural. This is considered the most suitable layout for the site.

Overall, the proposal is considered in accordance with Policies CC7, EN1, EN3 and CR2 of the Reading Local Plan.

Residential amenity

Policy CC8 requires all development to have no detrimental impact on the amenity of neighbouring residents. Policies EN15 and EN17 also require development to have no detrimental impact on nearby sensitive receptors (in this case residential uses) in terms of air quality and noise pollution arising from mechanical plants.

The most common concerns associated with the proposed use relate to odour and noise. The application is accompanied by a noise assessment. The proposal includes an internal kitchen ventilation system, which both limits the impact visually on the site, and in relation to the noise. An odour risk assessment has also been produced and includes an odour management plan, which has been reviewed by the RBC Environmental Health team. No harm has been identified to nearby residential units in terms of noise or odour, subject to the management plan being implemented in accordance with the submitted details.

Overall, the proposal is considered in accordance with policies CC8, EN15 and EN17 of the Reading Local Plan.

Other matters

The site is located within the central core. It has no existing parking provision, and none is proposed. This is considered acceptable due to the location of the site, where most customers are expected to travel on foot or by public transport.

The proposal is not CIL liable.

6. CONCLUSION

The proposal has been assessed in relation to national and locally adopted policies and is considered in accordance with those policies.

7. RECOMMENDATION

GRANT PLANNING PERMISSION

GRANT LISTED BUILDING CONSENT



Recommended conditions (FULL):

1. Time Limit Standard
2. Approved Plans
3. Materials to be submitted as part of a schedule of works prior to commencement
4. Odour management plan as specified
5. Refuse storage details to be submitted prior to first use
6. Refuse collection details to be submitted prior to first use
7. Opening hours restricted

Recommended conditions (LBC):

1. Time Limit Standard
2. Approved Plans
3. Schedule of works to be submitted prior to commencement