

Our Ref: KH/B0048/24

15 January 2025

Development Management
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

via email

Dear Sir/Madam,

RE: Application for Full Planning Permission for temporary internal and external works

This letter follows on from the recent email containing reference number PL/25/0073. We are instructed by our client, Fuller Smith and Turner, to submit an application for Full Planning Permission for proposed temporary works to The Narrowboat, Blakes Lock, Reading.

The works are proposed following the recent grant of full planning permission (Reference PL/24/0619) for the temporary change of use of the public house to a kitchen training facility (Chefs Academy) for Fullers staff for a period of up to 5 years. All works set out within this application are temporary in nature and will be removed from the building upon cease of the temporary use and the reinstatement of brickwork and the overlights undertaken. In addition, all loose fittings and furniture and AC units associated with the temporary use will also be removed and where possible re-used by Fullers within their pub portfolio.

This letter follows payment of the fee of £586 online via the planning portal and the planning portal application reference number is PP-13522025. We note comments in the recent email from Grahame Jones regarding the drawings being inappropriate for validation, and hereby provide additional information as follows:

Please supersede the following drawings:

- 3719 01 01 Ground Floor Plan AR Reed Surveying
- 3719 01 02 First Floor Plan AR Reed Surveying
- 3719 01 04 Proposed Ground Floor Plan AR Reed Surveying
- 3719 01 05 Proposed First Floor Plan AR Reed Surveying
- 3719 01 06 Rev A Proposed Elevations AR Reed Surveying



- TNR-GA-00-001H Layout Plan Proposed - Concept
- TNR-EL-00-002 Rev H Proposed Elevation - Concept
- TNR-SO-00-004 Rev H Proposed Plan – Concept
- FST Training Centre 3-Layout I (002)

Please add the following documents and drawings for assessment:

- Planning Statement
- Design and Access Statement
- Site Location Plan
- Existing Ground Floor Plan 24-101-01-01
- Proposed Ground Floor Plan 24-101-02-01
- Existing Elevations 24-101-08-01
- Proposed Elevations 24-101-08-02
- Existing and Proposed Roof Layout 24-101-02-03
- Proposed Ground Floor Structural Details 24-101-02-02
- Proposed Extract Details 24-101-02-04
- Proposed Kitchen Section 24-101-02-05
- Noise Impact Assessment Revision 00 - Scotch Partners

Planning Assessment and Summary

This application seeks planning permission for:

“Temporary installation of 2No. extract louvres to the southeast and southwest elevations through modification of 2no overlights; temporary installation of 4No. air condensers to an existing flat roof”.

The proposals presented within this application represent the works required to accommodate the approved change of use. All works are temporary in nature and will be removed from the building upon cease of the temporary use. The proposals form part of a significant economic investment by Fuller Smith and Turner totalling over £0.5 million within the building to create a national training facility for their providing modern kitchen training facilities whilst making the best use of this site, which is currently close to the public, for an interim and temporary period.



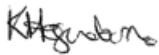
The central and sensitively screened siting of the air condensers on the existing flat roof, as demonstrated on the plans supporting this application for planning permission, allows these to read as secondary and modest features to the building with no adverse impacts on the existing street scene or visual amenities of the area. The modification of the 2No overlights will ensure that the original fabric is restored as single pieces as described in the accompanying listed building consent application to conserve the special character of the building on these southwest and northeast elevations.

Furthermore, and as demonstrated by the accompanying Noise Impact Assessment, there would be no adverse impact on the amenities of neighbouring residential occupiers.

Following the ceasing of the existing temporary permission and use of the kitchen training facility the temporary works would be removed and the building restored to its original use as a valuable meeting place for the community.

The applicant wishes to work with the Council on these proposals and as such, if you have any queries in relation to the submission, please do not hesitate to contact me.

Yours faithfully,



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Consultant

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