

Our Ref: LG/B0048-24

16 April 2025

Nathalie Weekes
Senior Planning Officer
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

via email

Dear Nathalie,

RE: Applications PL/25/0055 (Listed Building Consent) and PL/25/0073 (Full Planning Permission) for works to Bel and Dragon Restaurant (The Narrowboat), Gas Works Road, Reading, RG1 3EQ

We are pleased to enclosed a suite of amended plans in relation to the above submitted applications for listed building consent and full planning permission.

In respect to the application PL/25/0055, for ease, the table below sets out the submitted drawings which are to be superseded and the new drawing references:

Submitted Drawing Ref	Drawing Description	Revised Drawing Ref	Drawing Description
24-101-02-01	PR GF Plan	24-101-02-01 Rev A	PR GF Plan
24-101-02-02	PR GF Structural Details	24-101-02-02 Rev A	PR GF Structural Details
24-101-02-03	Existing and proposed roof layout	24-101-02-03 Rev A	Existing and proposed roof layout
24-101-02-04	PR GR Extract Details	24-101-02-04 Rev A	Air Handling Layout
24-101-02-05	PR GR Kitchen Section	24-101-02-05 Rev A	Air Handling Section
24-101-08-01	Existing External Elevations	24-101-08-01 Rev A	Existing External Elevations
24-101-08-02	Proposed External Elevations	24-101-08-02 Rev A	Proposed External Elevations



In respect to the application PL/25/0073, the table below sets out the drawings (as detailed within a letter dated 15th January 2025) which are to be superseded and the new drawing references which supersede them:

Submitted Drawing Ref	Drawing Description	Revised Drawing Ref	Drawing Description
24-101-02-03	Existing and proposed roof layout	24-101-02-03 Rev A	Existing and proposed roof layout
24-101-02-04	PR GR Extract Details	24-101-02-04 Rev A	Air Handling Layout
24-101-02-05	PR GR Kitchen Section	24-101-02-05 Rev A	Air Handling Section
24-101-08-01	Existing External Elevations	24-101-08-01 Rev A	Existing External Elevations
24-101-08-02	Proposed External Elevations	24-101-08-02 Rev A	Proposed External Elevations

In consideration of the matters relevant to the application for planning permission, please could you disregard and omit from consideration submitted drawings referenced 24-10102-01 and 24-101-02-02 as these relate to internal works for which planning permission is not required.

Summary of Amendments

Following our site meeting and subsequent receipt of your conservation officer comments, our client has carefully considered the comments and concerns raised and revised the proposals. Please note all the proposed works are intended to be temporary in nature being removed upon cease of the temporary use. The revisions to the scheme are as follows:

- No works are proposed to either the interior or exterior of the former pumping house.
- All freestanding kitchen benches, storage units and sinks are to be sited within the modern extension added to the southwest of the listed building.
- All associated air handling equipment to provide the training kitchen stations with the necessary ventilation (air intake and air extract) is to be sited within the modern extension added to the southwest of the listed building.
- The air handling equipment is to be supported on an independent, free standing steel frame, fixed into the modern floor of the extension in accordance with the engineers design and will be removed from the building when the approved temporary use as a training kitchen ceases.
- The ducting and vents associated with the air handling ventilation system are to be terminated through the southwest facing roof slope of the tin covered roof of the modern extension and sited behind an existing stainless steel flue associated with the existing internal open fire pit.



- The power and pipework associated with AC condenser units is to be run through the opening formed in the southwest roof slope of the modern tin roof. The proposed location of the additional AC units on the existing flat roof section of the modern extension, adjacent to all existing external plant and ducting remains unchanged.

Impact Assessment

All proposed works are now contained within the modern extension added to the southwest of the listed building. No physical works to historic fabric will be undertaken and no internal or external changes will be undertaken to the listed building.

The only external changes are limited to the southwest roof slope and flat roof covering of the modern, single storey link addition to the southwest of the listed building and relate to the installation of two flues associated with the internal air handling system to ensure ventilation to the training kitchen stations and the installation of two additional AC condenser units.

Firstly, in respect to the two external flue, these are to be positioned on the southwest roof slope of the modern, lower link extension. This roof slope is tin covered and is set lower than the roof of both the listed building and the southwest range of the modern extension. An existing stainless steel flue associated with existing open fire pit is present to the roof slope – see Image 1 below. The two new flues are to be positioned behind this flue so as to consolidate all the equipment on the roof slope. The finish of the flues can be controlled via condition if deemed necessary. The flues would not be visible from street level due to the existing roof arrangement and their proposed position, set back towards the centre of the roof – Image 2. As such, the experience of the listed building from the public realm area to the southeast would be conserved. The proposals would result in no harm to the significance of the listed building nor would it result in changes to its setting which would affect the appreciation or experience of its significance.



Image 1 – Modern link addition to the southwest of listed building with existing flue visible to the left of the roof slope. Proposed flues are to be sited behind the existing and would not be visible in the view.





Image 2 – view along public realm in front of the listed building with modern addition to centre and right. Existing flue is not visible.

Secondly, in respect to the proposed AC condenser units, as previously set out, the proposed units are to set on an independent 'big foot' frame placed on the flat roof of the modern, link extension which adjoins the southwest elevation of the listed building. The extension and its roof are not of special interest. The roof currently accommodates existing air condenser units and the commercial kitchen extract equipment. The proposed new units would be set independently of the roof structure on a 'big foot' frame and would be concealed behind the existing parapet to the roof and consolidated against existing equipment. As such the units would not be visible from within views towards the listed building from pedestrian level. Whilst the equipment may be visible in high level views from nearby flats, the units would be consolidated as part of an existing array of similar equipment. The units would neither directly affect the significance of the building nor would they affect the key features of its setting from which it derives significance. It is noted that no concerns were raised in respect to this element of the proposal by your conservation officer.

It is therefore judged that the amendments presented have removed all previous concerns relating to the impact of the proposals upon the significance of the listed building.

Request for Additional Information

The change of use of the property from a public house to a public house staff training facility for a temporary period of 5 years was granted planning permission on 11 September 2024 under application ref: PL/24/0619. In determining this application and granting planning permission for a temporary period the Council would have considered all planning matters relating to the principle of the



temporary change of use of the building and the operation of the premises as a staff training facility. This would have included consideration of transport and highways matters, including servicing arrangements; the impact of the use on neighbours, including noise and waste disposal, flooding, design etc.

The current applications for planning permission and listed building consent do not relate to the use of the property, but rather to minor operational development associated with the approved use of the building, namely the installation of two roof mounted flues and four roof mounted external AC units. The planning considerations that are relevant to these applications are thus very limited and specifically, do not extend to such matters as the applicant's business model for the premises; deliveries or means of waste disposal. We trust therefore that on reflection you will agree that such information is not relevant to this application and therefore does not need to be provided.

Having regard to the changes made to the scheme, we are also of the view that the description of development is no longer accurate and that it may lead to future confusion as to the nature of the works. We would therefore respectfully request that it is amended to *"Installation of 2 no. roof mounted flues and 4 no. roof mounted Air conditioning units associated with the temporary use of the building as a public house staff training facility"*.

Conclusion

The revised proposals demonstrate that the proposed works will not give rise to any unacceptable harm to the significance of the listed building nor to its setting.

The applicant wishes to continue 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 sincerely,



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Heritage Consultant

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