

Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
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Reading

BOROUGH COUNCIL

Application to determine if prior approval is required for a proposed: Demolition of Buildings
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Isabelle

Surname

Sandy

Company Name

Kendrick School

Address

Address line 1

41-43 Kendrick Girls School London Road

Address line 2

Address line 3

Town/City

Reading

County

Reading

Country

United Kingdom

Postcode

RG1 5BN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Old garden shed- Traditional pitched tiled roof, timber posts with infill panel to front, masonry wall to one side. Other side, and rear wall, are formed by the large masonry walls on the site.

Please state the reasons why demolition needs to take place

Garden Shed is in a dilapidated state and is a health and safety risk to stakeholders on the school site. It is beyond economical repair and acts as an impediment to emergency service vehicles needing to access the swimming pool and science areas at the back of the school.

Please describe the proposed method of demolition

The shed will be dismantled manually by an external contractor , using hand tools to minimise noise, dust, and disruption.
All works will be carried out safely, with appropriate protective equipment and with the work area secured to prevent unauthorised access.
All materials will be separated on site and transported to a licensed recycling or waste facility. Timber, metal fixtures, and roofing materials will be disposed of in accordance with local regulations. No materials will be burned on site. Make good to damaged brick work around wall and pointing. Tarmac area to finished levels.
Where public notice is required, a site notice will be displayed at the main entrance of the school by Reception on East Street.

How and where would spoil/rubble be disposed of?

A skip will be hired and spoil and rubble will be primarily disposed of through professional waste management services for recycling and reuse, with hopefully very little going to landfill.
All materials will be separated on site and transported to a licensed recycling or waste facility. Timber, metal fixtures, and roofing materials will be disposed of in accordance with local regulations. No materials will be burned on site.

Please provide details of the proposed restoration of the site

The garden shed will not be restored as its a H&S matter to school and beyond repair.

When do you expect the works to commence (date must be post application submission)?

30/03/2026

When do you expect the works to be completed (date must be post application submission)?

13/04/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

H&S Visit

Date (must be pre-application submission)

19/12/2024

Details of the pre-application advice received

A comprehensive H&S report was provided. Please see details below

Kendrick school has what they call their “Garden Shed” which is effectively an outbuilding onsite measuring approximately 6m in height (at the highest point) making an estimated cubic meterage of over 50m3. It is believed this structure was built in 1927, whereas the main building was built in 1877 and 1927. The building is a traditional pitched tiled roof, timber posts with infill panel to front, masonry wall to one side. Other side, and rear wall, are formed by the large masonry walls on the site. During the site visit on 19th December 2024 Iklim and Isabelle both confirmed the structure has no asbestos and no electrics within the building.

The structure is currently described by the school as unsafe with the potential for collapse and loose tiles and brick work. This is supported by a Structural Engineer Survey by Michael Aubrey Burrow Ltd dated 8th April 2024 who believes without the buttressing there would be a risk of collapse. The school wish to have the structure demolished, as recommended by the survey, and due to the cost of £20 - 25k to repair.

Planning department at Reading Borough Council have expressed a wish for repair rather than demolition as the building is “curtilage listed” as forming part of the curtilage of the main school buildings and existing at the time of listing and in 1948. It therefore benefits from the same legal protections as the main building. For more information and background see Appendix A Timeline which outlines discussion, actions required and concerns.

Concerns / Condition of the Shed

The shed is in very poor condition and has deteriorated further since first communication with Olakunle Obafemi on 1st February 2024 .There are currently no props being used to support the building.

- There is the potential for building collapse.
- There is the potential for falling bricks or tiles.

There is only one route for the Fire Brigade to access the site and this passes the “Garden Shed”.

ii. The width required for fire access is not less than 3.7m. The width available at the side of the Garden Shed is 4m 8cm at the narrowest point, which is above the 3.7m. However, this is on a corner and a recent incident which required Fire Brigade attendance showed that they were unable to pass the corner where the “Garden Shed” is located.

iii. The thoroughfare leads to the swimming pool, plant room, science laboratories, chemical store, and radiation storage areas. The local fire brigade will potentially need access to these areas in the event of a fire.

Based upon the site visit, assessment, and conclusions above we cannot guarantee the safety onsite in relation to pedestrians, drivers in vehicles and hirers within the vicinity of the “Garden Shed”.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Isabelle Sandy

Date

17/12/2025