

Our Ref: KH/B0048/24

4 June 2025

Nathalie Weekes
Senior Planning Officer
Planning
Directorate of Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

via email

Dear Nathalie, ,

RE: The Narrowboat, Blakes Lock Planning Application Ref: PL/25/0073/FUL and listed building consent application Ref: PL/25/0055/LBC

Further to your email dated 4th June 2025, please see below.

It is noted that parts of the site sit within Flood Zone 3. As such and as requested in the abovementioned email, please see below and the attachment to this letter for the additional plan and information which we hereby provide to support this application:

- Flood Map for Planning – Environment Agency

The proposals comprise the 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 and will not involve any excavation of foundations or any increase in flood risk on site or off site.





Above – Extract from Flood Map for Planning – Environment Agency

According to the Government's flood map for planning, part of the site lies within Flood Zone 3 and has a high probability of flooding. However, the use of the site falls within the NPPG's 'less vulnerable' classification, where an exception test is not required.

The above information, and additional document supplied herein confirms that the proposal would have no impact on flood risk by reason of its low vulnerability use and the nature of the proposed development.

If you have any queries or require any further information, please do not hesitate to contact me by telephone or email.

Yours sincerely

Katie Hogendoorn

Katie Hogendoorn MRTPI

Consultant

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