

Reading Borough Council  
Development Control  
PO Box 17  
Reading  
Berkshire  
RG1 7TD

**Our ref:** WA/2026/132846/01-L01  
**Your ref:** PL/26/0012  
**Date:** 22 January 2026

Dear Sir/Madam

**Change of use of part of building from class e (offices) to class c3 (dwelling houses) to comprise 12 new flats. Prior notification under class MA, part 3 of schedule 2 of the Town And Country Planning (General Permitted Development) Order 2015.**

**Abbey Gardens, 4-6 Abbey Street, Reading, RG1 3BA**

Thank you for consulting us on the development proposed above, on 8 January 2026.

We have reviewed the following documents:  
Flood Risk Assessment ref 5929/2025 Rev A  
Submitted plans

The proposal is for the installation of roof space windows and associated works within the north, east, south and west elevations of the south block of the offices. All the proposed changes are to the top floor/ roof area. In previous responses for lower floors at this site we have conditioned the Flood Risk Assessment with particular reference to finished floor levels and no increase in built footprint. As this application is for the top floor only, we will not recommend such a condition.

### **Environment Agency Position**

We have **no objection** to the application as submitted.

### **Final comments**

Thank you again for consulting us.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. If you have any further questions, please do not hesitate to contact me.

In accordance with the Planning Practice Guidance (Determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or if the application is withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully

**Miss Liz Denham**  
**Planning Advisor**

Team e-mail: [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)