

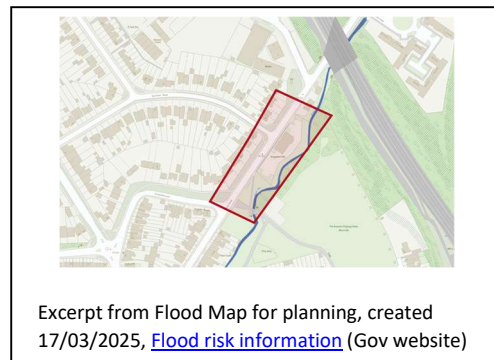
Flood Risk Assessment

Kingdom Hall of Jehovah's Witnesses

108 Grove Road

Hitchin

SG5 1SQ



Proposal: Refurbishment of Existing Place of Worship, comprising installation of new air conditioning condensers, replacement louvre, replacement of timber cladding with cement board and new grille for WC extract

Easting/Northing location: 518983/230200

[108 Grove Rd - Google Maps](#) (accessed 10/03/25)

Overview:

All applications lying within Flood Zone 3 require a flood risk assessment, regardless of the size of the development.

This application lies within Flood Zone 3, but it is a minor development as we propose alterations to an existing building which do not increase the size of the building. This simplified assessment reflects the very minor scale of the development proposed, and its negligible impact on the surrounding area in terms of flood risk.

Policy:

The Ministry for Communities and Local Government and the Environment Agency set out measures and guidance to Developers and Planning Authorities regarding flood resilience and avoidance in May 2007 (**Improving the Flood Performance of New Buildings – Flood Resilient Construction**)

[\(Improving the Flood Resilience of Buildings Through Improved Materials Methods and Details Technical Report.pdf \(publishing.service.gov.uk\)\)](#)

This gives a number of options on how flood avoidance can be achieved including:

- raising land without adversely affecting existing flood management
- setting the ground level where practical/feasible sufficiently high so as not to be affected by a flood

Consideration has been given to the National Planning Policy Framework and the North Hertfordshire District Council's Strategic Flood Risk Assessment (June 2008).

Proposal:

The six air conditioning units would be wall mounted 300mm above the ground level. Please see submitted elevation floor plans.

Conclusion:

In view of the findings of the North Herts Strategic Flood Risk Assessment 2008 for this area, it is considered the proposal is acceptable in flood risk terms.