



Your ref:	1 Drummond Gate - JLP - Exter...	<b>Please reply to:</b>	<b>Fraser Fikrie</b>
Our ref:	24/01281/FULL	Tel No:	0753424 7967
		Fee Queries:	0207 641 6500;
		Email:	planningreception@westminster.gov.uk;
Mohammed Al-Maliki B+R Architects 20 Shepherdess Walk Hackney LONDON N1 7LB		<b>Incomplete Applications</b> Town Planning & Building Control City of Westminster PO Box 732 Redhill, RH1 9FL	
		6 March 2024	

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990  
 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

**Address: 1 Drummond Gate, London, SW1V 2QX,**

**Proposal: Infilling of entrance road to create a seamless transition from curb to entry; installation of new totem centred to entrance; installation of recessed uprights alongside stone barrier, downlights in canopy; and installation of planters alongside barrier into the entrance.**

Thank you for your recent response to our email dated 1 March 2024 requesting further information in respect of your application received on 27 February 2024. Regrettably I am writing to inform you that your application is still incomplete for the following reason(s):

- 1 You did not provide a flood risk assessment as per our last invalid letter request. You must provide a flood risk assessment to take this appliciaon forward.

As the site is located within a flood risk zone and/or is within a surface water flood risk hotspot; please provide a flood risk assessment identifying and assessing the risks of all forms of flooding to and from the development and demonstrating how these flood risks will be managed, taking climate change into account. The assessment should also identify opportunities to reduce the probability and consequences of flooding.

#### INFORMATIVE

For both residential extensions and non-residential extensions of less than 250 square metres in Flood Risk Zones 2 and 3, a simple flood risk assessment following the advice at the following link can be submitted: [www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions).

The flood risk assessment should form part of an Environmental Statement when one is required.

Please forward this information to the above email address by  
**3 April 2024.**

**If we do not receive this information within four weeks of this notification we shall take no further action on your application. If you require longer than four weeks to submit the revised information, please contact us.**

If you'd like to make a payment, please call: 020 7641 6500, or for general enquiries call: 020 7641 6000. **Please note, for queries relating to this case, please refer to the officer dealing with your case: details at top of the letter.**

Yours faithfully

Fraser Fikrie

**Fraser Fikrie**

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