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Our ref: 880113 Let01

8th November 2013

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Lisa Probyn
Linden Homes
Linden House
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UB9 6TQ

Dear Lisa,

**Re: PROPOSED RESIDENTIAL DEVELOPMENT AT GONDAR GARDENS, WEST HAMPSTEAD
FLOOD RISK ASSESSMENT (FRA) ADDENDUM**

I write regarding the submission of RSK FRA report **880113-R4 (1)** accompanying Planning Application **2012/0521/P** submitted on the 20th of January 2012.

The FRA was undertaken in accordance with Annex E of PPS25 "Development and Flood Risk" published by Department for Communities and Local Government (DCLG), 2010.

Following the production of this report, on the 27th March 2012, the publication of the National Planning Policy Framework (NPPF) has revoked PPS25 amongst others. The Technical Guidance to the National Planning Policy Framework (March 2012) includes flood risk guidance and retains key elements of PPS25 including the Sequential and Exception Tests, climate change allowances and development vulnerability classifications. The information contained in this new technical guidance along with that within the NPPF, combined with guidance contained in the Communities and Local Government "Planning Policy Statement 25: Development and Flood Risk Practice Guide", Dec 2009 and the British Standard BS 8533-2011 "Assessing and managing flood risk in development Code of practice" has formed the basis of this report.

The FRA has been prepared based on PPS25 and the accompanying guidance documentation as well as the BS. As a result, the publication of the NPPF (containing much of the main criteria for assessing flood risk) will not alter the conclusions, calculations or recommendations of the FRA report.

We trust that the above meets with your approval but should you have any queries, please do not hesitate to contact the writer.

Yours sincerely,

Emma Evans
Hydrologist, RSK LDE Ltd



RSK Land & Development Engineering Ltd

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