

Reasonable Exception Statement

London Plan Policy D12 — Fire Safety

Park House, Hampstead Lane, London N6 4LL

1. Introduction

This Reasonable Exception Statement accompanies a householder planning application at Park House, Hampstead Lane, London N6 4LL.

The application seeks planning permission for:

Replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian entrance gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air-source heat pump units at the north elevation of the host building.

The site comprises an existing detached single dwellinghouse. The proposal relates to domestic alterations and extension works within the existing residential curtilage.

2. London Plan Policy D12

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety. For referable or relevant development, this may require submission of a Fire Statement.

The present proposal is a householder development affecting an existing single dwellinghouse. It does not create a new residential unit, does not introduce a higher risk building, does not involve a building of 18 metres or more in height, and does not materially alter the planning fire safety strategy for the site.

On that basis, a full Fire Statement is not required. The proposal falls within the reasonable exception approach for domestic householder development.

3. Fire safety considerations

The proposal is modest in planning terms and relates to the replacement of an existing single-storey side range with a single-storey domestic extension, together with associated external alterations, a new pedestrian entrance gate and brick piers, and retention of existing plant serving the dwelling.

The development does not introduce new public access, shared residential circulation, commercial floorspace, or intensified occupation. The existing use of the property as a single dwellinghouse remains unchanged.

Matters of detailed fire safety, including means of escape, internal layout, construction, materials, compartmentation where relevant, and compliance with the Building Regulations, will be addressed through the Building Regulations process.

4. Conclusion

The proposal is householder development to an existing single dwellinghouse and does not require a full London Plan Policy D12 Fire Statement.

Fire safety matters are proportionate to the nature and scale of the householder development and are capable of being addressed through Building Regulations.

This Reasonable Exception Statement is submitted to confirm that the proposal satisfies the reasonable exception approach for London Plan Policy D12.

Accordingly, this Reasonable Exception Statement is submitted to confirm that a full London Plan Policy D12 Fire Statement is not required for this householder proposal.