

London Borough of Haringey
Planning & Regeneration
6th Floor
River Park House
225 High Road
Wood Green
London
N22 8HQ

The London Fire Commissioner is the
fire and rescue authority for London

Date 7 May 2024
Our Ref 31/160792
Your Ref HGY/2023/1731

Dear Sir/Madam

RECORD OF CONSULTATION/ADVICE GIVEN

TOWN AND COUNTRY PLANNING ACT 1990

SCOPE OF WORKS: Approval of details pursuant to conditions 23 (Fire Statement) attached to application HGY/2020/0158 (appeal ref: APP/Y5420/W/21/3266300).

PREMISES ADDRESS: 300-306 West Green Road, London N15 3QR

PLAN NUMBER(S) (if any): Plans as viewed on the planning portal.

DOCUMENTS REVIEWED: Documents as viewed on the planning portal.

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) in London.

The London Fire Brigade has been consulted with regard to the above-mentioned premises and makes the following comments / observations:

"During consultation with Quadrant Approved Building Control Inspector, they have advised that in the unfortunate event of a fire, the occupants of the building must remain in their respective flats, ie a 'stay put policy' and not use the lift to escape.

Building Control have advised that an evacuation lift is not required."

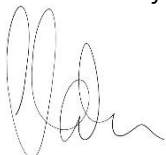
We note the proposal for the removal of evacuation lifts. As per policy D5(B5) of the London Plan:2021, all occupants within a building should be provided with safe access and egress from a building. As part of that at least one lift per core, if lifts are provided, should be an evacuation lift. Therefore we question how it can be considered appropriate and what justification has been given for the removal of the proposed evacuation lift.

When consulted under the Building Regulations approval process, or when assisting the Building Safety Regulator should the Gateway 2 approvals process apply to this project, we expect to challenge the lack of evacuation lifts and protected evacuation lift lobbies/refuge areas. In our opinion, it is not appropriate to attempt to justify this deviation from London Plan 2021 policy at Building Regulations stage, where this has been a condition of planning permission.

It should be ensured that if any material amendments to this consultation is proposed, a further consultation may be required.

Any queries regarding this letter should be addressed to Edward Carroll. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Prevention & Protection)

Reply To FSR-AdminSupport@london-fire.gov.uk

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.