



**PLANNING AND FIRE SAFETY
STATEMENT**

HOUSEHOLDER PLANNING APPLICATION

SITE

8 LYRIC ROAD

BARNES

SW13 9PZ

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Introduction

- The Plan Hub is the planning agent managing this planning application.
- They have been instructed by Vladimir Paziouk to submit a householder planning application for replacement fenestration and alteration to the existing front dormer to include installation of a chimney stack

Site Context

- The proposed work will take place at 8 Lyric Road, Barnes, SW13 9PZ
- The property is a semi-detached property.
- Photographs below shows the front and rear elevations of the property.



Proposed Works

- The replacement fenestration is regarding the first-floor rear windows serving the current WC and bathroom. It is proposed to remove these windows and replace it with a window.
- It is proposed to install a chimney stack. This will protrude 900mm above the ridge height of the dwellinghouse. As a result of this, the front dormer will be slightly altered (see proposed plans). There is currently 5x window to the front dormer which will remain and be repositioned within the dormer (see plans).

Local Planning Policy

- Policy LP1 of the Local Plan states that the council will require all development to be of a high architectural and urban design quality. Proposal should take opportunities to improve the quality and character of the building.
- Policy LP2 of the Local Plan states that proposals should respect the local context through scale, height, mass, materials, roofscape and wide townscape.
- Policy LP2 of the Local Plan states that the council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. All proposals in conservation areas are required to preserve and where possible, enhance the character or appearance of the conservation area.
- Policy LP8 of the Local Plan states that all development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. Ensure that proposals are visually intrusive or have an overbearing impact.
- The Supplementary Planning Document states that where an extension creates an unacceptable sense of enclosure or appear overbearing, it will not be permitted. Extensions should pass the BRE assessment which includes the 25-degree and 45-degree tests. In terms of roof extensions, they should be 'in-scale' with the existing structure and not project above the ridge line. They should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. It states to avoid roof extensions in the front of a house. In terms of chimney stacks and pots, it states that all chimney pots should ideally be of a similar size and design. The regular spacing of chimneys contributes to the rhythm of the street. It is particularly important in terraced streets and those on hills where the roofline is more visible.

Fire Safety

- The London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety.
- This proposal is for replacement fenestration and alteration to the front dormer to include installation of chimney stack. The property is a dwellinghouse and has 3 access/egress points. There is one to the front elevation via the front door and two on the rear elevation via double and single doors. These locations will be kept clear of obstructions. The materials will be fire resistant. There will be an area within the dwellinghouse that will be used for the storage of fire equipment.

Conclusion

- This householder planning application for replacement fenestration and alteration to the existing front dormer to include installation of a chimney stack.
- The replacement fenestration will be positioned so that it aligns with the door below.
- The installation of a chimney stack would not disrupt the roofline as such feature are found on surrounding properties. It will only project 900mm above the ridgeline which is not considered excessive and would fall under permitted development guideline.
- The alteration to the front dormer will not significantly alter the appearance of the dwellinghouse. There will be no change to the existing height of the dormer.
- The proposed materials will match that of the dwellinghouse.