

Reasonable Exception Statement (RES)

Policy D12 of the London Plan requires development proposals to achieve the highest standard of fire safety and ensure that they identify suitably positioned unobstructed outside space for a fire appliance to be positioned on, an appropriate evacuation point and are designed to reduce the risk of life, serious injury and fire spread in the event of a fire and provide appropriate means of escape.

In cases where it is considered that the Policy does not apply, a Reasonable Exception Statement can be submitted justifying why a particular proposal does not need to submit a Fire Strategy by way of its nature, scale, location, and other matters.

The proposal is to reconfigure and improve an existing outdoor tennis court facility. The proposal does not alter the means of access and egress to the site, the ability or location to which a fire tender would enter, stop and leave on or in proximity to the site or the means and location of evacuation in the event of a fire. The existing fire safety measures in place would continue to be applicable to the site and would not materially change as a result of the development.

Pre-application advice was sought in respect to the proposed development. The advice did not suggest that a fire safety statement would be a validation requirement for the planning application. Furthermore, the policy and guidance associated with London Policy D12 in relation to buildings, the proposal does not include any new or alterations to any existing building.

It is clear that the proposed court reconfiguration, enclosures and lighting would not cause any risk of life in relation to fire safety. Particularly, that site comprises an open area and not a confined space.

It is therefore not considered that the policy applicable to the consideration of the proposed development and no fire safety statement is required to enable the validation and subsequent consideration of this planning application. In any event the proposal would not materially alter the existing fire safety arrangements associated with the site.