

MADDOX PLANNING

LONDON & MANCHESTER
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Reasonable Exception Statement **7 The Quadrant, Richmond, London, TW9 1BP**

As a result of the implementation of the New London Plan, which was adopted in March 2021, all applications under Policy D12 'Fire Safety' are required to submit a Planning Fire Safety Strategy (PFSS). However, 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.

In short, it is considered that given the nature and scale of the proposals (installation of vents in the rear wall), that the submission of a PFSS is not required and further justification for this position is set out below.

The layout of internal plant and the proposed vents have been carefully designed and the existing property has suitable and convenient means of escape and evacuation. The proposed works do not alter the existing arrangements.

There is a sufficient amount of smoke detectors in the building which comply with British Standard Requirements.

Conclusion

In summary, we consider the requirement to undertake and submit a Planning Fire Safety Strategy unnecessary, and over and above what is required to judge and determine the proposals within their full merits. Therefore, we would request that this requirement is removed in order to allow the applications to progress to determination.