

8 Selwyn Court

Application: 24/1215/FUL

Proposal: Enclose existing balcony at rear of the flat with a fully double-glazed window.

Fire Safety D12(A) London Plan – Reasonable Exception Statement (RES)

Applicant Justification for Exception

1. General Exceptions

The objective of this proposal is to enclose an existing balcony at rear of the flat with a fully double-glazed bay window in the same style as other enclosures in the block. The bay window, constructed in white aluminium with the following measurements: W 2619mm H 1590mm, will sit on the existing brickwork line on the existing balcony and the whole enclosed area of less than 3sq metres will become part of the existing kitchen.

Such a small external alteration falls outside existing Building Regulation fire safety requirements as it is significantly less than the amount of metres specified in the Regulations as the maximum for this exemption.

I note that under Fire Safety D12(A) that Permitted Development is mostly exempted from the requirement to submit fire safety information to local authorities.

2. Exceptions to Schedule D12(A) Expected Policy Information Requirements for a Householder planning application

Criteria 1. Information on space provisions for fire appliances and assembly points

Applicant Response: The Proposal has no impact on existing space provisions for fire appliances and assembly points. It is therefore exempt from any further information being needed.

Criteria 2. Information on passive and active safety measures

Applicant Response: The Proposal has no impact on existing passive and active safety measures. It is therefore exempt from any further information being needed.

Criteria 3. Information and data on construction products and materials

Applicant Response: The proposed bay window will be constructed using aluminium, with clear glass therefore exempt from any further information being needed.

Criteria 4. Information on means of escape and evacuation strategy.

Applicant Response: The proposal has no impact on existing means of escape and evacuation strategy. It is therefore exempt from any further information being needed.

Criteria 5. Not Applicable to Householder Application

Criteria 6. Information on access and equipment for firefighting

Applicant Response: The proposal has no impact on existing access and equipment for firefighting. It is therefore exempt from any further information being needed.

Conclusion: Based on the general exception points above and the responses to the specific criteria as Applicant, I consider that it is reasonable and justified, as requested in D 12(A), for the whole of this policy not to be applicable to the Proposal.

Miguel Fullana - Applicant