

Comment on a planning application

Application Details

Application: 23/2067/DD01

Address: 12 Park Road Hampton Wick KT1 4AS

Proposal: Details pursuant to conditions U0183704 Details of Windows and Doors, U0183705 Rooflights - Conservation Style, BD12 Details -Materials and U0183706 Implementation of Prior Approval of planning permission 23/2067/FUL.

Comments Made By

Name: Mrs. Denise Dove

Address: 10 School Road Hampton Wick Kingston Upon Thames KT1 4DE

Comments

Type of comment: Object to the proposal

Comment: Mr Joseph Hall of Warner Planning denotes the rear elevation windows as 'specified opaque elements' and goes on to say that this wholly fulfils the requirements of the decision. This is untrue. The drawings mention in very small print the application of 'opaque film' - which is easily removed.

Also, that the windows are proposed as 'Sash' windows.

This is contrary to the Planning Committee Decision Notice that stipulates ALL four rear elevation windows are to be NON OPENABLE and OBSCURED CLAZED. This appellation requires that windows that are obscured glass and non-opening. Glass may be frosted, textured or acid etched.

The Planning Committee clearly state that all four windows on the rear elevation of 12 Park Road (the courtyard belongs to me) are required to be as follows:

U0183708 - Window obscure glazed - Non openable - First Floor

The proposed first floor window(s) in the rear courtyard elevation(s) of the building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers or safety of future occupants in the case of emergency.

U0183709 - Window obscure glazed - Non openable - Ground Floor

The proposed ground floor window(s) in the rear courtyard elevation(s) of the building(s) hereby approved shall at no time be openable, except in the case of fire, or glazed, otherwise than in obscured glass.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers or safety of future occupants in the case of emergency.

The Planning Committee meeting on 19 June 2024 acknowledged the Fire Safety Strategy of Chase Lodge Hotel and 10 School Road advising that Building Control are responsible for that aspect of development as it is not intrinsically a Planning matter.

The Fire Safety Strategy of my properties require that ALL windows on the rear elevation of 12 Park Road are to be non-opening (agreed by the committee) with the two ground floor windows openable only in the event of a fire currently under review by the local fire authority. Since the commercial use of 12 Park Road ended with the approval for change of use in 2021, there is no longer a right of egress into my courtyard, consistent with the removal of the old fire escape stair as per

the decision notice.

Consequently, any previous right of egress is considered legally revoked in absentia.

Importantly, it is paramount to acknowledge that the rear elevation ground floor windows opening onto the protected fire exit route of the Hotel would be in violation of the Regulatory Reform (Fire Safety) Order 2005.

I am awaiting the results of an investigation by Andy Roe KFSM, London's Fire Commissioner and his Fire Safety Management Team in collaboration with the Building Safety Regulator newly appointed by the Government to ensure developments accord with all current Fire Safety legislation and enforce it.

The Borough Commander for Kingston Upon Thames (local fire authority) is aware and a site visit is expected in due course as the developer has chosen to use a private building control firm to avoid council intervention. The blatant disregard for fire safety measures and the deliberate distortion of planning committee decisions for financial benefit, at the expense of endangering lives, is reckless, irresponsible and needs to be stopped to prevent prosecution.

I strongly urge you to uphold the Planning Committee decision of 20 June 2024 in respect of NON-OPENABLE windows and OBSUCRED GLAZING.