

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: Chase Lodge Hotel 10 Park Road Hampton Wick Kingston Upon Thames KT1 4AS

Comments

Type of comment: Object to the proposal

Comment: In respect to the implementation planning permission pursuant to 23/2067/FUL and the conditions required by the planning committee decision notice of 20 June 2024 concerning the four rear elevation windows on 12 Park Road:

The planning committee's decision notice requires the four windows on the rear elevation to be non-openable and obscured glazed.

U0183708 - Window obscure glazed - No openable - First

U0183709 - Window obscure glazed - No openable - Ground

A non-openable window is simply defined as a frame containing a piece of glass with no moving parts. A sealed unit. They are much cheaper than those that open and are more energy efficient.

An obscure glazed window is simply defined as a window containing glass that is 'frosted' 'textured' or 'acid etched'.

It is important to note that obscure glass and opaque glass are not the same thing. Though both opaque and frosted glass panes offer obscurity for added privacy, the two differ in that frosted glass will still transmit light, whereas opaque glass will not. In any event, the requirement of obscure glazing does not mean a self-adhesive plastic privacy film that can easily be removed at a later date. Obscured glazing is obscured glass that has been treated with frosting, textured or acid etched.

In respect of Fire Safety, the four rear elevation windows are required to be FR (Fire Rated) up to 30 minutes as they are directly overlooking the protected fire exit route of Chase Lodge Hotel and additional guest accommodation at 10 School Road - the properties (my properties) that adjoin both sides of 12 Park Road. Any small vents on the rear elevation are also required to be intumescent vents in respect of fire safety.

In respect of privacy, safety and security and indeed, the amenity of my rear courtyard and garden that is open to the public, the windows on the rear elevation of 12 Park Road are also required to be non-openable and obscure glazed with frosted, textured or acid etched and fire-rated glass up to 30 minutes.

The overriding and serious concern is that should the hotel be closed for family holidays or the business premises be closed at any time for extended periods (which may be the case in the near future as I am semi-retired) anyone proposing to climb out of or smash their way out of the rear elevation ground floor and first floor windows in the event of a fire (even though the decision notice and fire safety regulations do not permit opening windows on the rear elevation) within 12 Park Road would be further trapped in my courtyard garden with no means of escape whatsoever and potentially, be burned alive.

Given the developer's recent application to discharge conditions and the specific, carefully chosen wording by the planning consultant, set out in the decision notice, it appears a thinly veiled attempt to circumvent the regulations by suggesting the installation of opening windows and removable plastic privacy film that is contrary to the conditions required by the notice. This is simply to maximise profits and sell units within 12 Park Road that otherwise are not permitted to have opening windows set out in the NPPF Government guidelines and legislation.

We respectfully trust that the local planning and fire authority will duly consider and enforce the above conditions by collaborating to ensure that the developer installs non-opening and obscured glazed windows (frosted, textured or acid etched) on the rear elevation of 12 Park Road as set out in the decision notice and further, that the windows remain compliant with all fire safety regulations and legislation - in particular, the Building Safety Act 2023 and the Regulatory Reform (Fire Safety) Order 2005.

Thank you.