



London Borough of Richmond upon Thames
Civic Centre,
44 York Street,
Twickenham,
TW1 3BZ

Reasonable Exception Statement (RES)

23 Gloucester Road, Richmond, TW9 3BS **Householder Application - Proposed alterations to existing house**

To Whom It May Concern:

This Reasonable Exception Statement is submitted in response to the requirement under London Plan Policies D12(A) and D5 for a Planning Fire Safety Strategy (PFSS). Given the nature of this minor residential renovation, a PFSS is not considered proportionate or necessary.

The proposed works involve replacing windows, doors, roof tiles, and installing roof lights to an existing two-story mid-terraced residential property. These alterations do not alter the building's structural layout, occupancy, or fundamental fire safety characteristics. The property will remain a single-family dwelling, with all existing fire safety provisions—including means of escape and access for fire services—remaining unaffected.

These works are limited to aesthetic and energy-efficiency improvements. They do not compromise fire resistance, increase the risk of fire spread, or affect evacuation routes. Access for fire appliances and the adequacy of current fire safety measures, such as smoke alarms, remain unchanged.

This statement demonstrates that the current fire safety measures are appropriate for the property and will not be adversely affected by the proposed development. Therefore, under London Plan Policy D12(A), a Planning Fire Safety Strategy (PFSS) is not required for this non-major residential development.

Yours faithfully,



Paul Jenkins MRTPI
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