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**London Borough of Camden - planning Department
2nd floor - 5 Pancras Square - London N1C 4AG**

Date: 08/11/2022

Re: Single storey rear-side wrap around extension to single dwelling residential house.

Project: 139 Constantine Road – London NW3 2LR.

Dear Sirs:

We are writing with respect to above application that on behalf of the applicant, we confirm that both the applicant & the agent are in agreement with London Borough of Camden Council's Planning Policies & Terms plus in agreement with Section 106 requirements. The proposed rear-side wrap around ground floor extension is identical to similar scheme approved to premises on 22nd August 2017 under planning reference 2017/3760/P which granted same wrap around single storey extension.

The proposal is in line with immediate adjoining properties at both side extensions which benefit from rear extensions and in fact their flank walls respectively constructed central along boundary line as shared party walls therefore proposal is not impacting neighbours amenity and living conditions. The proposed rear extension are designed to replicate immediate adjoining properties which benefit from identical schemes extensions in particular adjoining premises at 141 Constantine Road that have similar rear and side wrap around extension. The scheme designed to meet Camden Planning Policies for setting and sizes of new residential accommodations as defined on policies; CPG2 Housing (Residential development standards chapter) & also Camden Planning Guidance (CPG-1).

The proposal as demonstrated on proposed section will meet compliance with London Regional Plan policies and also Local Planning Policies for maintaining clear headroom to habitable areas of residential units within 2.5m+ matching current ground floor ceiling headroom. The scheme is designed in compliance with Camden Planning Guidance with allowance given for means of access to property plus the design to match & complement the adjoining properties. The applicant is the owner of single dwelling terrace house. Please see attached copies of relative drawings with forms & fee for the proposed works. The proposal for the site which is in London Borough of Camden and the applicant agrees to all Cil-Levy and Section 106 agreements required for the planning application

approval. The proposal for extension to the residential unit to comply with London Plan D12A policy as demonstrated on proposed floor plans provides designated residential accommodation at suitable residential building. The property is at main residential street and adjacent to BUS STOP at top of the main road with short walking distance to site and therefore it will not be harmful to surrounding areas. The proposal for extension of the development require FIRE STRATEGY STAMENT to meet Council's planning requirement - of the London Plan D12A now requires all development proposals to achieve highest standard of fire safety & requires submissions to demonstrate that they:

- 1) identify suitably positioned unobstructed outside space:*
 - a) for fire appliances to be positioned on*
 - b) appropriate for use as an evacuation assembly point*
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development*

We are writing with respect to above application that was submitted with above given reference and requiring fire safety strategy relevant to extensions will requiring the proposal FIRE STRATEGY STAMENT which is scheduled below to meet Council's planning requirement. In accordance with outlined planning policy the scheme provides the following compliance:

- 1- The site is a terraced single dwelling building at residential street. The proposal for rear-side wrap around extensions to single dwelling house as existing residential unit designed to meet local planning policies.
- 2- The internal areas are designed to all floor to create as a residential house within compartment lobby to each floor to meet building regulations part-B. However the proposal for ground floor to have open access reception to have secondary fire suppression system by application of mist system.
- 3- The building is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B. The open reception area at ground floor will have fire suppression system by means of mist system.

- 4- The internal stairs indicated clearly on plans and also providing full 30-minutes lobby from each floor to meet Part-B of fire regulations.
- 5- The proposed plans clearly indicate natural ventilation manual openable windows above top of central stairs as means of natural ventilation to meet fire regulations.
- 6- The structural elements to building to have 1-hour fire rating protection.
- 7- The internal light fitting and ducting to have 30minutes fire rating
- 8- The windows to all bedrooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 9- As per proposed fire compliance plan to all proposed levels clearly indicating all internal habitable doors to be Fire Rated (FD30s) of ½ hour with 3-hinges and smoke strip to meet part-B of Building regulations.
- 10- The fire compliance plan indicate all internal levels to meet fire regulations. The stair to central part of premises is designed as comparted within fire rated closure of half hour as per specified detail.
- 11- The premises is benefiting from 2nd means of fire escape is noted as exit doors via side amenity gap leading to front area which permits means of exit to public highway.
- 12- The plan also refers to area over internal stairs to have openable window for natural ventilation as compliance with fire regulation
- 13- The units have been designed with fire compartment compliance by means of fire rated internal corridor or fire lobby to meet part-B
- 14- The designated units to benefit with smoke and heat detector alarms clearly noted on the proposed plan.

We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



R. Lakani
Director