

CONSULTATION SUMMARY

Case reference number(s)

2023/1838/P

Case Officer:

Blythe Smith

Application Address:

25 Pond Street

London

NW3 2PN

Proposal(s)

Enlargement of an existing fire escape door, removal of adjacent window on the west side elevation, alterations to upper ground floor windows in the rear elevation, and installation of 4 external air-conditioning units on the roof of the rear single storey structure with associated acoustic enclosure.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No. 21 Pond Street and another occupier from an unknown address have objected to the application on the following grounds:

- The planning application and fire escape should be inspected by the London Fire Brigade prior to approval
- Fire escape route is unsafe
- Window on side elevation is already removed and therefore the application should be considered retrospective

Officers' response:

The applicant is seeking to widen the fire escape door, the London fire bridge would not be considered a statutory consultee. The applicant should be aware that fire regulation fall under building regulations and is considered a separate application.

Applicants can start on works prior to the application being decided however should be made aware that the changes may have to be reversed if the planning permission is refused. As the rest of the development has not been implemented the application would not be considered retrospective,

Recommendation:-

Grant conditional planning permission