

331 James House – Form 4 RES

Reasonable Exception Statement (RES)

Date: 13.12.24
 Issue: Planning – To accompany householder planning application
 Revision: Planning issue

Project Name 331 – James House
Site Address 20 Murray Mews, London, NW1 9RJ
Description of Development Construction of a part 1 and part 2 storey rear extension, 1st floor front extension, rooftop extension, external terrace and modifications to the existing building.
Name of Author and role in the development Nick Hayhurst – Architect, Director,
Internally approved by Jonathan Nicholls – Architect, Director,

Select one table from below based on the category of development.

Category of Development	Expected Policy Requirements
<p>1. Householder</p> <p>Excludes any works relating to a flat, applications to change the number of dwellings (flat conversions, building a separate house in the garden), changes of use to part or all of the property to non-residential (including business) uses, anything outside the garden of the property (including stables if in a separate paddock)</p>	<p>The current fire safety measures are appropriate and will not be adversely affected by the development. <i>Outline the justification.</i></p> <ul style="list-style-type: none"> • The proposals do not change access to/from the dwellinghouse. • The existing accommodation has an open plan space at all storeys. The first-floor rooms will be compartmentalised under the proposal thus greatly improving the means of escape to the ground floor.
	<p>Fire safety measures will be altered. <i>A fire consultant has prepared a fire safety strategy specifically for this project and notes the following mitigation measures are applicable.</i></p> <ul style="list-style-type: none"> • Installation of a single unified automatic fire detection and alarm system (Type LD1 – minimum Grade D2) to BS 5839-6:2019 + A1:2020 throughout all parts of the dwelling house with simultaneous evacuation of all floors on occurrence of alarm. • Installation of a domestic sprinkler system to BS 9251:2021 or a water mist system to BS 8458:2015 to be provided throughout the ground floor level and throughout the open plan areas at first floor level. • Enclosure between the rear bedrooms and the open plan areas at the first-floor to be provided with 30-minutes fire resisting construction with FD30 door-sets. • Enclosure between the bedroom and the stair/ landing at the second-floor level to be provided with 30 minutes fire resisting construction with FD30 door-sets. • Provision of minimum 0.6m³ automatic opening vent at high level above the stair enclosure at the second-floor level, opening to fresh air and activated automatically by detection of smoke within the stairwell of the dwellinghouse.