

---

**From:** Gary Arnaoutis  
**Sent:** 04 February 2025 20:00  
**To:** Jaspreet Chana  
**Cc:** Planning  
**Subject:** 2024/2842/P - 35 Grafton Way

---

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Ms Chana,

Further to my previous email.

We have yet to receive a decision on the above mentioned application.

I would also like to take the opportunity to note a couple of points.

Firstly, the property is not located within an Article 4 area and therefore has permitted development rights to change the use from office to residential use and therefore loss of employment should not be a primary concern, as per your last email.

Secondly, according to Approved Document B of the Building Regulation paras. 3.5 and 3.77 (pasted below), the property in its current format does not comply. It is our opinion that this should be the primary concern.

*3.5 In mixed use buildings, separate means of escape should be provided from any storeys or parts of storeys used for the 'residential' or 'assembly and recreation' purpose groups (purpose groups 1, 2 and 5), other than in the case of certain small buildings or buildings in which the residential accommodation is ancillary (see paragraphs 3.76 and 3.77)*

*3.77 In buildings with more than three storeys above the ground storey, stairs may serve the flats and other occupancies if all of the following apply. a. The flat is ancillary to the main use of the building. b. The flat has an independent alternative escape route. c. The stair is separated from occupancies on lower storeys by a protected lobby (minimum REI 30) at each of those storeys. d. The stair enclosure has at least the same standard of fire resistance as the structural elements of the building (see Appendix B, Table B4); if the stair is a firefighting stair, it should comply with the provisions in Section 15 (see also paragraph 3.60). e. Any automatic fire detection and alarm system fitted in the main part of the building also covers all flats. f. Any security measures in any parts of the building do not prevent escape at all material times.*

Please could you take the above matters into account and support the application for approval.

As the application has lapsed the decision date, I am happy to offer an extension of time of 14 working days in order for you to complete your report and issue the decision.

We look forward to hearing from you.

Kind regards,

Gary Amaoutis BscArchEng, ACABE

