Reasonable Exception Statement (RES)

Date: 26.02.2025
Issue: Planning – To accompany householder planning application
Revision: Initial issue

Project Name	338 DeSouza Tantri House
Site Address	Flat A, 11 Lymington Road, London, NW6 1HX
Description of Development	Demolition of single storey rear extension, erection of new single storey rear extension with ground floor internal reconfiguration to existing semi-detached house.
Name of Author and role in the development	Julia Miroslaw – Architectural Assistant
Internally approved by	Nick Hayhurst – Director

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

Category of Development	Expected Policy Requirements
1. Full Planning Permission (Non-major development that does not involve the creation of a new residential or commercial unit or alterations to the materials on the external walls, or alterations to the internal or external communal areas that support the evacuation strategy for the property, or a lift is provided) Submit a RES – See section 4.2	**The current fire safety measures are appropriate and will not be adversely affected by the development.** *Yes – Outline the justification.* • The property is an existing flat located on the ground floor of a semi-detached building sub-divided into flats. It has an enclosed stair and hallway leading to a final escape via the front door. No changes are proposed to this current arrangement. • The proposals do not change access to/from the flat. **Fire safety measures will be altered.** *Outline any required mitigation measures if applicable.* • Western boundary external wall to new extension – this is proposed to be constructed as fire resisting from both sides with no unprotected areas. The external surface facing the boundary will be class B-s3,d2 or better. • Northern and Eastern external walls to new extension - the new external walls to the proposed extension sit 3m+ from the relevant boundaries to the north and west. They are designed to be fire resisting from the inside and do not exceed 18sqm of unprotected area as calculated using Method 1 of Approved Doc B1, 2019 edition.