

MLM

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Building Control

MLM Building Control Ltd  
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Peter Wale  
James Taylor Group  
James Taylor House  
St Albans Road East  
Hatfield  
Hertfordshire  
AL10 0HE

5<sup>th</sup> June 2014

MLM Building Control Limited  
Eldon House  
2 Eldon Street  
London  
EC2M 7LS

Dear Peter Wale

**9 Downshire Hill London WN3 1NR – Demolition and erection of new dwelling  
Non complaint guarding to balconies.**

Further to our most recent conversation and previous correspondence, we write to you in our capacity as Approved Inspectors appointed for building works at the above site.

We note balcony details as shown on drawing no. 3626-A-501 appear to contravene the guidance of Approved Document K, whereby the height of the guarding to new balcony edges show a dimension of 900mm. The guidance of Approved Document K, Diagram 3.1, advises external balconies for single family dwellings should be provided with guarding of no less than 1100mm.

I trust the aforementioned provides clarity on the subject matter, should you have any further queries in the meantime please do not hesitate to contact me.

Yours sincerely



Vishal Luthra  
**Building Control Surveyor**

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