

From: THD Young [REDACTED]
Sent: 11 November 2016 14:31
To: Jones, Phil (Councillor); Revah, Lorraine (Councillor); Phillips, Kate; McCormack, Maeve (Councillor)
Cc: Crutchley, Richard; Val Stevenson; Mick Farrant
Subject: 112 Malden Rd

Dear Colleagues

I refer to the [current planning application](#) for 112 Malden Rd, 2016/6011/P, in Gospel Oak Ward. It includes a ground floor arrangement with a back bedroom which looks like an "inner room"

I'm flagging this up because of Development Control's omissions in dealing with 74 QC where they consented a basement shop. A slew of access problems or Equality Act transgressions has resulted. It's easier to clean up messes by not making them in the first place.

Attached is the proposed plan of the basement, ground and first floors at 112.

The ground floor bedroom has an exit through the kitchen. There's an alternative escape route down stairs, and through a habitable room titled "family room".

Here's the gen on inner rooms from the [Building Wiki quoting the building regs](#)

Inner room definition

Approved document B, Fire Safety, Volume 1 Dwelling houses, defines an 'inner room' as: '...a room whose only escape route is through another room.'

It suggests that an inner room is at risk **if a fire starts in the other room (the access room - that is, 'a room through which the only escape route from an inner room passes')**.

This situation may arise with open-plan layouts and galleries.

Such an arrangement is only acceptable where the inner room is:

- A kitchen.
- A laundry or utility room.
- A dressing room.
- A bathroom, WC, or shower room.
- Any other room on a floor, not more than 4.5m above ground level, provided with an emergency egress window (which complies with paragraph 2.8).
- A gallery (which complies with paragraph 2.12).

A room accessed only via an inner room (an inner-inner room) may be acceptable if it complies with the above, not more than one door separates the room from an interlinked smoke alarm and **none of the access rooms is a kitchen**.

The first-floor bedroom has an escape route through a habitable room, downstairs and through the kitchen once again. There's an alternative escape route through a window onto a highly enclosed flat roof which I doubt represents any reasonable form of final exit.

The aim in this situation is to avoid a residential arrangement that's inoperable or dangerous. We have enough planning blight in the area.

We look forward to a response, particularly from Cllr Jones and the Case Officer. We'd like clear guidance to be issued to the Case Officer, and, as Council Tax payers, expect you to update us about it in a timely way.

kind regards,

Tom Young

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tom young

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