

Application ref: 2020/2130/P  
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Date: 23 February 2021

**Development Management**  
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Mr Gennaro D'Alo  
Hillview House  
1 Hallswelle Parade  
London  
NW11 0DL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**254 Kilburn High Road**  
**London**  
**NW6 2BS**

Proposal:

Details of Fire Strategy required by condition 4 of planning permission 2018/4916/P dated 17/12/2019 (for Creation of 6 residential dwellings within the permitted 6th floor).

Drawing Nos: Fire Strategy prepared by Jeremy Gardner Associates dated 27 February 2020

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

The submitted Fire strategy has been reviewed by the Council's Building Control team and considered acceptable. The building does not have any high risk cladding system, has no ACM or HPL, and uses mineral wool insulation. The Fire strategy includes detail of fire vehicle access and fire fighter access.

The apartments have a 'defend in place' strategy. The residents of the non-fire flats would not automatically be made aware of the fire and should be able to stay in their own homes unless instructed to leave by the Fire Brigade.

Building Control have confirmed that a 'stay put' strategy would be appropriate for a building of this type and that fire refuges would not be appropriate without 24hr managed assistance being provided (which is not the case for this building). Provided compartmentalisation and fire safety features are present, a 'stay put' strategy would comply with building regulations. The submitted details demonstrate a safe and secure development would be provided.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with Policy C5 of the Camden Local Plan 2017.

- 2 You are reminded that condition 11 (Sustainability Statement) of planning permission granted on 17/12/2019 planning ref: 2018/4916/P is outstanding and requires details to be submitted and approved.

Details have been submitted for condition 9 (ground investigations), 5 (energy statement), 8 (M4(2) compliance), 9 (M4(3)(2a) compliance) of planning permission granted on 17/12/2019 planning ref: 2018/4916/P and these are currently being assessed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer