

14-15 Mandela Street, London NW1 0DU

London Plan Policy D12(A)

Form 4 – Reasonable Exception Statement

Site address

14-15 Mandela Street, London NW1 0DU

Description of development

Construction of front and rear infill extensions (47m²)

Name of Author and role in the development

Paul Dickinson BA(Hons) MRTPI, MRICS, MCMI, Paul Dickinson and Associates (Planning Consultant and Agent to the Planning Application)

Category of development

Non-major development that does not create additional units or alter the materials on the external walls or alter the internal or external communal areas that support the evacuation strategy for the property and does not include a lift.

Expected policy information requirements

The current fire safety measures are appropriate and will not be negatively affected by the development for the following reasons:

- (1) The proposal is for a series of small-scale infill extensions with a combined additional floor area of 47m².
- (2) The proposal does not involve any additional self-contained office units. It relates only to the infilling of an existing lightwell on the rear elevation on lower ground, ground, first and second floors (total 25.8m² additional floor area) and the infilling of existing front terraces at third floor (total 22.0m² additional floor area). An existing integral parking space would be converted to office floorspace and there would be associated elevational changes. However, the proposed external materials would be the same as the existing building and therefore would not be altered.
- (3) The internal and external communal stair cores areas and the two entrances, one at either end of the building, that support the evacuation strategy for the building would not be affected by proposed development. A third entrance which is not part of the existing stair core would be removed.
- (4) The proposed development would not affect access for equipment for fire-fighting or assembly points. It would not affect the ability of fire appliances to continue to serve the existing building from Mandela Street.

Paul Dickinson
27 September 2022