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Hillingdon Council

Planning - Development Control

Civic Centre - High Street - Uxbridge UB8 1UW

Date: 27/04/2025

Re: Conversion of roof space to habitable use to include rear dormer, side dormer, side roof light and 2 front roof lights PLUS conversion of existing integral garage to habitable use. Erection of a ground floor rear extension and lower ground floor rear extension with rear lightwell and patio. First floor part rear extension over ground floor rear extension to residential dwelling.

SITE: 102 GREEN LANE Northwood HA6 1AJ

Dear Sirs:

The site is defined as a large single dwelling house with large drop level to garden from current patio level. The proposal to retain current garden level and make rear extension to premises by ground floor and lower ground level to form the playroom and gym of the family dwelling. Similarly the roof extension as part of loft conversion to create habitable bedroom and also first floor part rear extension designed as subordinate scheme to form additional residential habitable areas as a single dwelling family house.

The site is defined as a large single dwelling detached house and proposal for rear ground and lower ground level extension to set over current large drop garden area without impacting adjoining premises which was already granted under planning permission ref 17726/APP/2024/2968.

Subsequently the premises also had planning permission this year for roof extension as part of loft conversion and garage conversion with alteration to frontage as part of residential house under planning permission ref 17726/APP/2025/143.

The proposal to create residential rear ground and lower ground level extensions plus roof extension and part first floor rear extension to existing detached dwelling house is required compliance with Hillingdon Policies BH1 (Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023)).

Homes Design Limited

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Registered in England & Wales

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The proposal with associated amenity to form a rear patio area is assessed by planners under ref 17726/APP/2024/2968 and confirmed not impacting adjoining premises. Similarly the first floor rear extension is designed as less than ½ width of main house and set away from existing boundary without impacting adjoining premises living and light to meet Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Paragraph 135f) of the National Planning Policy Framework (2023).

The proposal requires FIRE STRATEGY STAMENT to meet Council's planning requirement - Policy D12A of the London Plan now requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate that they:

- 1) identify suitably positioned unobstructed outside space:*
 - a) for fire appliances to be positioned on*
 - b) appropriate for use as an evacuation assembly point*
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development*

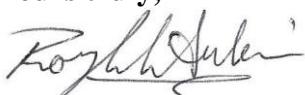
We are writing with respect to above application that was submitted with above given reference and requiring fire safety strategy relevant to conversion of premises into flat requiring the proposal FIRE STRATEGY STAMENT which is scheduled below to meet Brent Council's planning requirement. In accordance with outlined planning policy D12A the scheme provides the following compliance:

- 1- The site is a large family unit and located within residential dwelling to form extension at rear to part first floor and full width ground and lower ground level including rear light well PLUS roof extension with loft conversion and garage conversion to create larger family house. The site benefits from front amenity space which is currently used as waste collection point which will remain as the area for the residential parking and waste allocation and collection areas. The proposal for with rear garden amenity and internal areas as a unit designed to meet Local policies by keeping a large garden and associated amenity areas.

- 2- The internal areas are designed to create as a residential units within fire rated structure designed to meet building regulations part-B
- 3- The building level is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B.
- 4- The internal area have full 30minutes fire rating and also openable windows to designated areas as means of escape to meet Part-B of fire regulations.
- 5- The proposed plans clearly indicate natural ventilation manual openable windows as means of natural ventilation to meet fire regulations.
- 6- The structural elements to building to have 1-hour fire rating protection.
- 7- The internal light fitting and ducting to have 30minutes fire rating
- 8- The windows to all rooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 9- As per proposed fire compliance plans clearly indicating all internal habitable doors to be Fire Rated (FD30s) of ½ hour with 3-hinges and smoke strip to meet part-B of Building regulations.
- 10- The fire compliance to site within site with accessible fire brigade engine can access the site from main highway and existing drop curb.
- 11- The premises is benefiting from 2nd means of fire escape is noted as windows and doors to front amenity areas which permits means of exit to public highway. The new dwelling to have side path as means of 2nd route to public highway as means of fire escape for new unit.
- 12- The plan also refers to external walls as new cavity wall construction that meets 60-minutes with fire rating to compliance with regulation. The designated units to benefit with smoke and heat detector alarms clearly noted on the proposed plan.

We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



R. Lakani
Director