

**DELEGATED DECISION**

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

**Case Officer**

**Signature:**

**Date:**

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

**Team Manager:**

**Signature:**

**Date:**

The decision notice for this application can be issued.

**Director / Member of Senior Management Team:**

**Signature:**

**Date:**

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

## Report of the Head of Development Management and Building Control

**Address:** YIEWSLEY LIBRARY 192 HIGH STREET YIEWSLEY

**Development:** Details pursuant to the partial discharge of Condition 33 (Fire Strategy) for the Falling Lane phase of planning permission reference 76795/APP/2023/2503 dated 02-09-2024 for 'Formal Description: Demolition of existing Yiewsley Library Building and the erection of a new residential building on the Yiewsley Library site (Falling Lane) and the erection of a new mixed use building on the former Yiewsley Swimming Pool site (Otterfield Road), with a replacement library at ground floor level, residential uses above and new pedestrian access off of the High Street.'

**LBH Ref Nos:** 76795/APP/2026/196

**Drawing Nos:** Fire Strategy Report 4875 Rev 03  
1263-HUN-01-00-DR-A-05-4000 Rev C01  
1263-HUN-01-01-DR-A-05-4001 Rev C01  
1263-HUN-01-02-DR-A-05-4002 Rev C01  
1263-HUN-01-03-DR-A-05-4003 Rev C01  
1263-HUN-01-04-DR-A-05-4004 Rev C01  
1263-HUN-01-RF-DR-A-05-4005 Rev C01

**Date Plans received:** 23-01-26

**Date(s) of Amendments(s):**

### 1. MAIN CONSIDERATIONS

This application relates to details pursuant to the partial discharge of Condition 33 (Fire Strategy) for the Falling Lane phase of planning permission reference 76795/APP/2023/2503 dated 02-09-2024 for 'Formal Description: Demolition of existing Yiewsley Library Building and the erection of a new residential building on the Yiewsley Library site (Falling Lane) and the erection of a new mixed use building on the former Yiewsley Swimming Pool site (Otterfield Road), with a replacement library at ground floor level, residential uses above and new pedestrian access off of the High Street.'

(Fire Strategy) Condition 33 states:

Prior to above ground level works of the relevant phase, a revised Fire Safety Strategy shall be submitted and approved in writing by the Local Planning Authority.

The development shall accord with the relevant approved Fire Safety Strategy and thereafter shall be maintained and retained as such.

#### REASON

To ensure that the development meets Fire Safety Standards in accordance with Policy D12 of the London Plan (2021).

#### Assessment:

London Fire Brigade have been consulted on the application and have raised no objection to the details submitted. They have provided some additional comments and advice, which are included as an informative.

The submitted Fire Strategy Report and plans set out appropriate fire safety and management measures.

The relevant consultees are satisfied with the proposals. As such it is recommended that Condition 33 (Fire Strategy) for the Falling Lane phase of planning permission reference 76795/APP/2023/2503 be partially discharged and the application approved.

## 2. RECOMMENDATION APPROVAL

### INFORMATIVES

#### 1. I99 Non Standard Informative

The London Fire Brigade (LFB) have made the following observations:

1. Green Roof - It should be ensured that the roof coverings are in accordance with table B2 of Approved Document B: 2019, with substrate depths provided as necessary. Furthermore, it should be confirmed that, where no permanent irrigation system is installed, the organic content is limited to less than 20% of the growing medium and peat free organic material is used. Please also note the requirements for fire breaks on green roofs which should be provided around perimeters, openings and every 40 metres on larger roofs.

2. Photovoltaic Cells - We note that a significant number of photovoltaic cells are to be installed. Care should be taken to ensure that these are installed correctly to the manufacturer's recommendations due to concerns that have come to light in regards to the fire hazards associated with poorly fitted installations. We recommend that 'arc-fault' protection is fitted if to the areas where the cells are situated. It is our expectation that suitable isolation controls will be provided for use by firefighters. These controls should be accessible to firefighters and provided with suitable local signage to identify their location. The location of isolation controls should also be shown on premises information plans provided in a Secure Information Box or equivalent operational/emergency information pack provided for fire and rescue service use, as appropriate.

The Applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control/Approved Inspector who in some circumstances may be obliged to consult the Fire Authority.

Particular attention should be made to paragraph 16, Water Mains and Hydrants of Guidance note 29 on Fire Brigade Access (similar to that in B5 of the Building Regulations) by the applicant. If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office ([water@london-fire.gov.uk](mailto:water@london-fire.gov.uk)) to discuss the proposed provision. If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation

(FSR-AdminSupport@london-fire.gov.uk) to review the proposed provision.

**2. I99 Non Standard Informative**

Please note that the details hereby approved relate to Condition 33 of the Falling Lane phase only. The relevant details for the Otterfield Road phase have been approved under application reference 76795/APP/2025/104.

**Contact Officer:** Ed Laughton                      **Telephone No:** 01895 250230