

**Freedom of Information request:** Reference number FOI2025/00123

**Date of request:** 11th February

**Request:**

RE: FOIA 9121

I am writing to you today to follow up on previous enquiries raised by our office relating to the Fire Safety Compliance at 112 Great Russell Street.

On the 28th of October 2024 (FOIA 9121.1) and subsequently on the 5th of December 2024 (FOIA 9121.2) your offices provided Freedom of Information request responses relating to compliance at the Zedwell Hotel property at 112 Great Russell Street. We are most grateful for your time and attention in dealing with these requests.

As you will be aware, within these responses it is clarified that (a) LFB raised serious concerns throughout the planning process regarding the fire safety arrangements and the fire safety statement which was prepared; and (b) that following a fire safety audit LFB agreed that it is clear that the premises are broadly compliant with the relevant regulator frameworks.

I would be most grateful if you could outline what material changes were made to the project's fire safety design following LFB's commissioner consultation response raising serious concerns in his email dated 15th of October 2020?

To clarify, we are seeking to better understand the way in which the project evolved from the 15th of October 2020 when it was made clear that the commissioner "is not satisfied with the proposals", to the point at which the proposals have since come to fruition, been developed and have successfully passed a fire safety audit on the 13th of May 2024.

In addition, our office has been advised by Camden Council's information team that "There have been no direct communications between Planning Officers and the London Fire Brigade or any independently commissioned fire consultants on any of the planning applications for 112 Great Russell Street." (Aside from of course the fire safety statement which was prepared by a fire engineering safety consultant).

I would be grateful if you could confirm if there was indeed no contact between London Fire Brigade and Camden Council's Planning Officers during this process? From the prior response received from your office I understand that LFB did make a concerted effort to make clear to Officers concerns which they had at the time.

Many thanks for your continued support and attention in this matter, I look forward to hearing from you in due course.

**Response:**

In response to the above we have gone over the information from our Fire Safety Regulatory team and I must apologise as I had left out a Record of consultation/advice given letter dated 09<sup>th</sup> June 2023 confirming that the LFB were still not satisfied. I have now attached this below. Please note Personal data has been removed from the attached document under section 40 of the FOIA –Personal Information.

We can make our recommendations in the notice of consultation response however once the building consultation is approved and we are not satisfied we can issue the alteration notice. I have previously provided you with a link to the alteration notice in FOIA9121.1 [Public notices](#)

The audit was carried out in April 2024 with the alteration notice being issued on 24<sup>th</sup> April 2024.

I would be grateful if you could confirm if there was indeed no contact between London Fire Brigade and Camden Council's Planning Officers during this process? From the prior response received from your office I understand that LFB did make a concerted effort to make clear to Officers concerns which they had at the time.

We can confirm that there is no correspondence between the LFB and Camden Council. The only correspondence is between the LFB and the Responsible person.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>

Regional Building Control Ltd  
Ability House  
121 Brooker Road  
Waltham Abbey EN9 1JH

The London Fire Commissioner is the  
fire and rescue authority for London

Date 9 June 2023  
Our Ref 02/211920  
Your Ref 18/493

FAO: [REDACTED]

Dear Sir/Madam

## **RECORD OF CONSULTATION/ADVICE GIVEN**

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46  
BUILDING ACT 1984 - SECTION 15  
THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010  
OTHER (specify): REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

**SCOPE OF WORKS: Conversion of existing underground car park to hotel  
PREMISES: 112a Great Russell Street, London WC1B 3NP  
PLAN NUMBER(S) (if any):**

- Regional Building Control email dated 12/04/2022
- FDS Consult letter dated 25/03/2022
- CFD Engineering *CFD Modelling Report* dated 16/03/2022

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) ('the Order') in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

The Commissioner is not satisfied with the proposals, for the following reasons:

1. We note the additional information in the documents detailed above in response to our letter dated 15/10/2020; however, the information does not materially change our previous comments.
2. As we understand the scope of works are completed and the premises occupied, all design and management risks have now been passed to the responsible person under the Order.

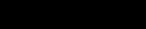
Any queries regarding this letter should be addressed to [REDACTED]. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Fire Safety)

Reply to:

  
Fire Engineering Group

**The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.**