

Freedom of Information request: Reference number FOI2026/01152

Date of request: 15th September

Request:

I request the following recorded information under the Environmental Information Regulations 2004 concerning Barnet planning application 26/0536/FUL, Railway Hotel and Forumside, Edgware. The proposed fire-appliance route uses the existing Forumside passage between continuous buildings. A site measurement indicates that part of this confined route is approximately 3.4 metres wide. Please provide:

1. Every consultation response, report, assessment, technical note or recommendation produced by LFB concerning this application.

1. All recorded assessments of the proposed Forumside fire-appliance access route, including its width, length, swept path, turning arrangements, operating space and suitability for LFB appliances.

1. Any recorded consideration of whether the confined Forumside passage should be treated as:

- * an access road requiring the minimum road width; or
- * a "gateway" to which a reduced gateway-width figure may apply.

1. Any dimensioned plans, marked drawings or swept-path diagrams received or considered by LFB in assessing this route.

1. Correspondence between LFB and Barnet Council, the applicant or the applicant's fire/transport consultants concerning fire-appliance access through Forumside.

1. Any request made by LFB for further information, amendments or clarification, and any response received.

1. The date on which LFB was consulted and the current status of its assessment.

If LFB has not assessed the route or has not issued a consultation response, please provide any recorded information confirming that position. If some material is already publicly available, please provide its precise title and direct link.

The attached photograph identifies the route.

Electronic copies are requested.

Response:

I refer to your request for information, received on 15 September 2026, which has been processed under the Freedom of Information Act 2000 (FOIA).

Your request concerns records held by the London Fire Brigade (LFB) relating to Barnet planning application 26/0536/FUL (Railway Hotel and Forumside, Edgware), including any consultation responses, assessments, correspondence, drawings, and the current status of LFB's review of the proposed fire appliance access route through the Forumside passage.

Following searches of our records, LFB holds a Town and Country Planning notification letter received from Barnet Planning and Building Control in relation to planning application 26/0536/FUL. A copy of this document is attached. Please note that personal data has been redacted from the document under [section 40 of the Freedom of Information Act 2000 \(Personal Information\)](#).

The notification letter advises LFB that the planning application has been received and may be of interest for review. LFB has not yet issued a consultation response in relation to the application and, therefore, does not hold:

1. Any consultation response, report, assessment, technical note or recommendation produced by LFB relating to application 26/0536/FUL.
2. Any recorded assessment of the proposed Forumside fire appliance access route, including its width, swept path, turning arrangements, operational space or suitability for LFB vehicles.
3. Any recorded consideration of whether the Forumside passage should be regarded as an access road or a gateway.
4. Any dimensioned plans, marked drawings or swept-path diagrams received or considered by LFB in relation to this route.
5. Any correspondence between LFB and Barnet Council, the applicant, or the applicant's fire or transport consultants arising from this application.
6. Any request made by LFB for further information, amendments or clarification, or any response to such a request.

The absence of these records reflects the current stage of the planning process. As no consultation response has yet been prepared, no information of this nature is held by LFB at the date of your request.

Please note that LFB may hold other records relating to the Railway Hotel and Forumside premises that were created independently of, and prior to, planning application 26/0536/FUL. However, such records fall outside the scope of your request, which is specifically limited to information held in connection with that planning application.

Your request has been handled in accordance with the Freedom of Information Act 2000. Further information about making requests for information is available on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

London Fire Brigade
169 Union Street
London
SE1 0LL

@Barnet.gov.uk
date: 8 September 2026
reference: 26/0536/FUL

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Railway Hotel And Forumside, Station Road, Edgware, HA8

PROPOSAL: Comprehensive, phased mixed-use redevelopment of the site comprising of 523 residential units (Use Class C3), 244 co-living units (Sui Generis) in five new buildings ranging from 8 to 26 storeys. A range of town centre uses; flexible commercial uses (Class E) and change of use of the Grade II listed Railway Hotel to a drinking establishment with expanded food provision (Sui Generis) with ancillary entertainment and cultural venue on the upper floor following the building's restoration. New public realm and landscaping, private and communal amenity space, associated car parking, cycle parking, refuse storage, servicing arrangements and access. This application is accompanied by an Environmental Statement.

UPRN: 000200107992

I have received the above planning application in which you may have an interest.

You can comment on the application online by entering the planning application reference number above into the simple search box on our website at www.barnet.gov.uk/planning-applications.

You can make comments until 29 September 2026. If we do not hear from you by then we will assume that you have no observations to make.

If you have any questions, please do not hesitate to contact me using the details above.

Yours faithfully,



