

22 March 2023

Our Ref: 3023001

Development Management Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam

49 Fitzjohn's Avenue, London NW3 6PG
Planning Application Refs: 2017/4895/P, 2016/6512/P and 2015/5379/P

On behalf of the owner of the above site, I refer to the above consented planning applications and in particular Condition 13 relating to the parking provision on site which applies to each consent. Application Ref 2015/5379/P originally applied Condition 13 for which the wording was,

“Prior to the commencement of development, a plan shall be submitted to and approved in writing by the local planning authority which illustrates the parking provision on site. Before the development is occupied the approved parking spaces shall be clearly marked out. Thereafter, the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.”

Reason: In the interests of highway safety in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies and in the interests of safeguarding the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.”

Condition 13 was discharged as part of Application Ref 2016/6512/P which included the submission of a plan which in turn became the approved parking plan. Application Ref 2017/4895/P included Condition 13 with amended reasons to reflect the adoption of the 2017 Local Plan and noted its discharge under Application Ref 2016/6512/P.

However, notwithstanding its discharge under Application Ref: 2016/6512/P, it is contended that one of the reasons for Condition 13, namely the interests of highway safety, is actually jeopardised by the approved parking plan and hence the spaces which have been marked out in accordance with the approved parking plan should no longer be retained in their present positions. Accordingly, as allowed under the terms of Condition 13, written consent is now sought from the local planning authority for the approved parking plan to be replaced by a new Parking Plan (Drg No 3023001/A/4).

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The basis for seeking the replacement of the approved parking plan is set out in the accompanying document (Ref: 3023001/D/1) which it is considered provides sufficient evidence for the local planning authority to provide its written consent for the proposed change to take place.

Should you have any queries regarding the above or enclosures, please do not hesitate to contact me.

Yours faithfully

Simon Clewlow

**Simon Clewlow BSc(Hons) Dipl Eng CEng MICE MCIHT MTPS
Director**

enc Doc Ref: 3023001/D/1