

Millbridge

Property & Construction Consultants

Conservation and Urban Design Team
Camden Council
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

From: Andrew Manook
Email: amanook@millbridgegroup.co.uk
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Date: 12th May 2009
Ref: 4049_4.1_120509

Dear Sirs

**Inverforth House, North End Way, London, NW3 7EU – Town & Country Planning Act 1990
(as amended) Planning (Listed Buildings and Conservation Areas) Act 1990**

On behalf of our client, Inverforth House Management Company Limited (the Freehold owner of Inverforth House), we submit an application for Listed Building Consent for the installation of vehicle safety mirrors to the 2 no. vehicle entrances to Inverforth House, North End Way, London, NW3. Our client's board is made up of the residents (long leaseholders) at the property who approve of this application.

Accompanying the application form are (i) drawings and photographs illustrating the mirrors to enable these to be placed in context, (ii) copy email correspondence and correspondence between our client and Camden's road safety team (wherein you will see they have indicated they have no objection) and (iii) a informal letter from the planning officer.

Product literature of the proposed safety mirrors is also enclosed.

In the opinion of the Management Company the installation of these mirrors is absolutely necessary to reduce the risk of serious accidents.

Inverforth House has 2 no. vehicle entrances/exits onto North End Way.

Both exits have 2 large brick columns that obstruct clear sight lines on exit to the public highway.

There have been several instances of near misses where Inverforth House residents (exiting in vehicles) have almost struck pedestrians, including joggers and children riding scooters and bicycles.

The building immediately adjoins the Heath and there is a bus stop immediately outside for the 268 and 210 bus services.

Pedestrian use of the pavement is thus greater than may be expected in this location.

Project Management

Building Surveying

Cost Management

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The purpose of installing the safety mirrors will be to allow both pedestrians and exiting vehicles to have earlier sight of each other than is presently possible.

The mirrors would be fixed entirely within land owned by the Management Company and would not be installed on the public highway.

Notwithstanding this, the installation will comply with Department of Transport guidelines to avoid any problems that may be caused by glare from headlights.


The mirrors are required to both gates.

The Management Company are reluctant to install only one set of mirrors and dedicating each gate as an entrance and exit only as this will be impossible to control in practice.

We would make the point too that there are a number of similar safety mirrors at various locations in the immediate vicinity (we would be happy to provide photographs if that would be of assistance).

We look forward to receiving consent from the Council for the installation of these mirrors.

Yours faithfully



Andrew Manook

Enc: Planning Application Form
Drawings
Photographs
Site plan
Email correspondence with Camden Road Safety team
Letter from Planning officer
Mirror Product Literature

cc: File
Inverforth House Management Co (c/o Esskay Management Services)