



Date: 17th of November 2008
Our ref: CA\2008\ENQ\33172
Contact: Direct line: 020 7974 4450
Email: Jasmine.Hancock@camden.gov.uk

Planning advice and information team

Culture & environment directorate
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

Tel: 020 7974 5613
Fax: 020 7974 1680
Textlink: 020 7974 6866
bcss@camden.gov.uk
www.camden.gov.uk/planning

Dear Mr Samson,

RE: INSTALLATION OF SAFETY MIRRORS ON BRICK PILLARS OR RAILINGS, INVERFORTH HOUSE, NORTH END WAY, NW3 7EU.

Thank you for your enquiry received on the 13th November 2008, regarding the installation of safety mirrors at the above address.

Given the above property is a listed building you would require listed building consent to install the safety mirrors on the brick pillars or railings. Listed building consent forms can be completed online through the National Planning Portal www.planningportal.gov.uk or downloaded from our website www.camden.gov.uk/planning.

I trust that this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 4450.

Yours sincerely,

Jasmine Hancock
Planning Officer
Planning Advice and Information Team

✓
Date: 22nd January 2009
Our ref: CA\2009\ENQ\00146
Contact: David Peres da Costa
Direct line: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk



Customer support team
Planning and public protection
Culture & environment directorate
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

Tel: 020 7974 5613
Fax: 020 7974 1680
Textlink: 020 7974 6866
ppp@camden.gov.uk
www.camden.gov.uk/planning

Dear Mr Samson,

Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Re: Inverforth House, North End Way, NW3 7EU

Thank you for your enquiry received on the 8th January 2009, regarding the proposed safety mirrors at the above address. As you are aware, this property is a Grade II listed building.

I can confirm that listed building consent would be required for the proposed mirrors. In my opinion, the proposed mirrors are undesirable and if not completely necessary would not be welcomed. However if you can demonstrate that they are absolutely necessary, they should be as unobtrusive and as small as possible and located on the brick banding of the pillars. It would be preferable if only one set of mirrors was necessary and this could be achieved by having a dedicated entrance and exit. This single set of mirrors should preferably be located on the entrance furthest from the listed building.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

Yours sincerely,

David Peres Da Costa
Planning officer
Customer support team

Andrew Manook (Millbridge Group)

From: Samson, Alan A. [ASamson@gibsondunn.com]
Sent: 13 January 2009 11:56
To: ASamson@gibsondunn.com
Subject: FW: Safety Mirrors
Attachments: Header

From: Cullen, Claire [mailto:Claire.Cullen2@Camden.gov.uk]
Sent: 12 November 2008 12:53
To: Samson, Alan A.
Cc: Thompson, Cliff
Subject: FW: Safety Mirrors

Dear Mr Samson,

Further to my email below, I can confirm that as far as the Street Policy Team is concerned (which deals with traffic management and road safety policy), there is no objection to you placing a mirror on private land. As mentioned, the only issue is that you may require planning permission from the Planning Team to place a mirror on your land as the building is a listed building and the fence is considered to form part of the listed building.

Regards, Claire

Claire Cullen
Transport Planner
Street Policy
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8EQ

t: 0207 974 5280
f: 0207 974 4015
e: claire.cullen2@camden.gov.uk

From: Cullen, Claire
Sent: 12 November 2008 11:41
To: 'Samson, Alan A.'
Cc: Thompson, Cliff
Subject: RE: Safety Mirrors

Dear Mr Samson,

Thank you for your follow up email after our conversation on Monday.

I can confirm that Camden Council follows the advice of the Department for Transport (DfT) on the use of mirrors to improve visibility and sightlines for vehicles, pedestrians and other road users. The Council has no powers to approve the use of road mirrors on the public highway and would need to seek approval from DfT.

The DfT does not permit the use of mirrors on the public highway. They are classified as obstructions within the Highways Act 1980. Some of the reasons given for this include:

- They can affect visibility as they reflect headlamps and sunshine
- Drivers may tend to concentrate on the mirror and ignore their immediate surroundings
- They can distort the impression of vehicle movements and judgement of vehicle distances and speeds.

I invited you to inspect the property. You mentioned that you did not think that was necessary or appropriate since we are not applying for consent to place safety mirrors on a public highway. I remain happy to arrange this should you wish to do so.

Thank you in anticipation for your confirmation.

Regards

Alan A. Samson

4 Inverforth House | North End Way | London NW3 7EU

Office Tel: +44 (0) 20 7071 4222 | Mob: +44 (0) 788 4311111 | Home Tel: +44 (0) 20 8458 3225 |

asamson@gibsondunn.com

"MMS <Gibsondunn.net>" made the following annotations.

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

=====

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer

No virus found in this incoming message.

Checked by AVG - <http://www.avg.com>

Version: 8.0.175 / Virus Database: 270.9.0/1772 - Release Date: 11/11/2008 7:32 PM

Esskay Management Services

Lane House, 24 Parsons Green Lane,

London SW6 4HS

Tel: 020 7331 8888 Fax: 020 7331 8800

Andrew Manook (Millbridge Group)

From: Samson, Alan A. [ASamson@gibsondunn.com]
Sent: 13 January 2009 12:02
To: ASamson@gibsondunn.com
Subject: FW: Enquiry re installation of Safety Mirrors at Inverforth House, North End Way, London NW3 7EU
Attachments: JPEG image; JPEG image; JPEG image; JPEG image; site plan.pdf; Header

From: Samson, Alan A.
Sent: 06 January 2009 12:00
To: 'bcss@camden.gov.uk'
Cc: 'Claire.Cullen2@Camden.gov.uk'
Subject: FW: Enquiry re installation of Safety Mirrors at Inverforth House, North End Way, London NW3 7EU

Dear Sirs

I would greatly appreciate a reply to my email of 13 November (below).

Thank you.

Alan A. Samson
4 Inverforth House | North End Way | London NW3 7EU
Office Tel: +44 (0) 20 7071 4222 | Mob: +44 (0) 788 431111 | Home Tel: +44 (0) 20 8458 3225 |
asamson@gibsondunn.com

From: Samson, Alan A.
Sent: 13 November 2008 09:54
To: 'bcss@camden.gov.uk'
Cc: 'Claire.Cullen2@Camden.gov.uk'
Subject: Enquiry re installation of Safety Mirrors at Inverforth House, North End Way, London NW3 7EU

Dear Sirs,

I refer to my helpful telephone conversation yesterday with David Peres de Costa, and am writing in as suggested.

Please find attached:

1. 5 photographs (024 and 027 being of the north entrance and 030, 031 and 043 being of the south entrance);
2. Site plan.

The background to the request is explained in the email chain below which I would ask you please to review (this also includes the response of Camden's road safety team indicating they have no objection).

I am seeking your guidance as to whether it is necessary to obtain either planning or listed building consent to install up to four concave safety mirrors either on the brick posts or on the railings at the two entrances to our property (i.e. within the curtilage of our property and not on the public highway) which is a listed building. There would be no more than two mirrors per entrance (on opposite posts facing the other direction).

Details of the mirrors we would propose to install can view found by viewing the following links:
<http://www.safetymirrors4u.co.uk/acrylicexterior.asp> <http://www.safetymirrors4u.co.uk/anti-vandalmirrors.asp> (we would propose to go with either that you would find acceptable).

You will be aware that there are many similar safety mirrors in the neighbourhood (particularly on properties around and adjoining the Heath eg on East Heath Road, Branch Hill and Lower Terrace, which suffer from the same "blind spot"

06/05/2009

- They can affect visibility as they reflect headlamps and sunshine
- Drivers may tend to concentrate on the mirror and ignore their immediate surroundings
- They can distort the impression of vehicle movements and judgement of vehicle distances and speeds.

However, there are exceptional cases where the DfT have approved the use of mirrors on the public highway, but these have usually been in rural or semi-rural roads and then only on a 12 month experimental basis. In addition, these are mainly used at t-intersections where there is low visibility, vehicles are travelling at high speeds and there is an accident history. It is unlikely that this would be approved as there is no known accident problem at this location within the last 3 years which is the standard period of assessment.

In terms of planning permission, I have made further enquiries in this respect. The DfT classifies mirrors as a traffic sign. Although planning permission is not normally required for the erection of a traffic sign or mirror on private land, listed building consent may need to be sought from the Council. Camden's planning team have confirmed that as your building is a listed building and that the brick pillar forms part of the listed building, you would need to seek approval before erecting the mirror on your property. You would need to submit details of the issue and where you would like to place the mirror (including photos) to the generic email address bcss@camden.gov.uk which will be assigned to a case officer to determine whether the mirror is appropriate and permitted (with input from the Conservation and Urban Design Team). If approved, the Council's only concern would be any possible sun reflection that may affect approaching drivers. This is in line with the DfT's general views on the use of mirrors. I also understand that some authorities recommend that public liability insurance is sought in the event that the mirror is cited as a contributing factor in a reported accident.

I hope this answers your query.

Regards, Claire

Claire Cullen
Transport Planner
Street Policy
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8EQ

t: 0207 974 5280
f: 0207 974 4015
e: claire.cullen2@camden.gov.uk

From: Samson, Alan A. [<mailto:ASamson@gibsondunn.com>]
Sent: 10 November 2008 19:08
To: Cullen, Claire
Subject: Safety Mirrors

Dear Ms Cullen

Thank you for your time on the phone today.

Just to confirm the nature of my enquiry: our block of flats (Inverforth House, North End Way, NW3) has two driveway exits on to North End Way. Both exits have two large and high brick columns/pillars which make sight lines on exit to the public highway very poor. Despite care being taken on exiting, we have had a few near misses where residents cars exiting have nearly hit pedestrians (including in particular joggers/kids on scooters/bikes or kids running by our entrances). Our property immediately adjoins the Heath, there is a bus stop right outside our property (268 and 210) and North End Way (being a bus route) is a busy road. As such, there tends to be higher pedestrian traffic passing our entrances than on a less busy road.

In the interests of safety and accident avoidance, we would like to erect, within the boundary of our property (i.e. on our gate railings or on the brick pillars) concave safety mirrors so that pedestrians walking/running by will have better sight lines as to exiting cars and vice versa. Our sole objective in doing this would be accident avoidance. We appreciate that the Department of Transport has issued certain guidelines in relation to the placing of mirrors on the public highway (as distinct from those being placed on private property) which require consent (which will not normally be given), and that a legitimate concern is night glare from headlights.

Could I please ask you to confirm the advice you gave me, which was that, provided the mirrors are placed on our property (and not on the highway):

06/05/2009

- 1. notwithstanding that they would be visible from the road, you would have no objection; and
2. in these circumstances, it would not be necessary to seek consent (either from Camden as our local authority or the Department of Transport).

I invited you to inspect the property. You mentioned that you did not think that was necessary or appropriate since we are not applying for consent to place safety mirrors on a public highway. I remain happy to arrange this should you wish to do so.

Thank you in anticipation for your confirmation.

Regards

Alan A. Samson

4 Inverforth House | North End Way | London NW3 7EU

Office Tel: +44 (0) 20 7071 4222 | Mob: +44 (0) 788 431111 | Home Tel: +44 (0) 20 8458 3225 |

asamson@gibsondunn.com

"MMS <Gibsondunn.net>" made the following annotations.

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

=====

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer

No virus found in this incoming message.

Checked by AVG - <http://www.avg.com>

Version: 8.0.175 / Virus Database: 270.9.0/1772 - Release Date: 11/11/2008 7:32 PM

Esskay Management Services

Lane House, 24 Parsons Green Lane,

London SW6 4HS

Tel: 020 7331 8888 Fax: 020 7331 8800
