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**From:** Nelson, Olivier  
**Sent:** 03 June 2015 12:18  
**To:** Planning  
**Subject:** FW: 45 MARESFIELD GARDENS: Crossover

Good Afternoon

Please can you log this objection to 2015/1609/P

Thanks

Olivier Nelson  
Planning Officer

Telephone: 5142

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**From:** Michael Ridley [mailto: [REDACTED]]  
**Sent:** 03 June 2015 11:37  
**To:** Ian Green; Beaumont, Elizabeth; Nelson, Olivier; Nicholls, John  
**Cc:** [REDACTED]; Baillie, Siobhan (Councillor); [REDACTED]  
**Subject:** 45 MARESFIELD GARDENS: Crossover

Dear Elizabeth, Olivier and John,

My wife and I and our two children live at 45D Maresfield Gardens. I am writing to you to state that in my view the new parking arrangement next door to us in Flats 1 and 2 is both highly dangerous and illegal. The new owners have moved their parking space, so that they are now illegally driving over the public footpath when they drive into and exit their newly created parking space. This is extremely dangerous as people walking up and down that side of Maresfield Gardens assume no car will mount the pavement and cross the public footpath as a matter of course. This new illegal parking space is doubly dangerous as the new neighbours' very large and powerful vehicle is completely hidden from view for pedestrians walking down the hill, and could not be seen until it was physically on top of pedestrians.

I think that this new illegal arrangement threatens both limb and life. Please remember that the remodelling of Flats 1 and 2, has already cost one workman his limb and crippled him for life. Please also remember that many school children walk up and down Maresfield Gardens in the morning and evenings.

As a long term resident of Camden and a big supporter of the Camden Council's hard work on planning and traffic matters, I look forward to you insisting that the new neighbours move their parking space back to where it was. This would mean that the neighbours would once again enter and exit their parking space via a proper existing drive-way and in full sight of pedestrians walking down that side of Maresfield Gardens.

With kind regards,

Dr. Michael A. Ridley  
[REDACTED]

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From: [REDACTED]  
To: Elizabeth.Beaumont@Camden.gov.uk; Olivier.Nelson@camden.gov.uk; John.Nicholls@camden.gov.uk  
CC: [REDACTED] Siobhan.Baillie@camden.gov.uk;  
[REDACTED] Gio.Spinella@camden.gov.uk; [REDACTED]  
[REDACTED]

Subject: 45 MARESFIELD GARDENS: Crossover  
Date: Fri, 29 May 2015 13:09:10 +0100

Dear Elizabeth, Olivier and John

I am writing regarding the position in relation to the parking at the front of the property known as Flats 1 and 2, 45 Maresfield Gardens.

1) **Attachments**

I attach the following:

- a) Photograph showing the position before the recent works were carried out.

I have a long lease of the left-hand parking space – my vehicle is the Mercedes Registration Number A9 SUE.

- b) Photograph showing the current position.

- c) Plan 2045 (PLA) 100 Rev A accompanying the recent retrospective planning application 2015/1609/P.

This plan is not correct – the pavement encompasses the area which I have shown hatched in red on the plan – this is confirmed by the photographs referred to in (a) and (b) above.

2) **The Issue**

As you will see, the owners of Flat 1 have moved their parking space adjacent to the right-hand boundary (as viewed when standing in the road), with the result that they have to drive over the pavement.

In view of the considerable number of schools in the area, many children pass up and down Maresfield Gardens both on foot (often running) and on scooters.

If they run or scooter up to the point where the pavement ends and the crossover begins, they will be directly in the path of the parked car and the parked car will have no clear view of their impending arrival when seeking to exit its parking space.

There is, therefore, a considerable risk of an accident occurring here.

I understand that you have already been put on notice of this potential risk and it is, therefore, extremely important that Camden takes action in respect of this as soon as possible.

3) **Extension of Crossover**

- a) I understand that planning permission is required for an extension of the crossover.

I also understand that, to date, no application for any such planning permission has been made.

If this is correct then, yet again, the owners of Flat 1 are seeking to exercise rights which require planning permission and without having sought or obtained that planning permission.

- b) Within the area shown hatched in red on the plan referred to in paragraph 1(c) above, there is a manhole cover which provides access to the water meters and water controls which service Flats 1 and 2 and also part of the adjoining building known as Flats A to F, 45 Maresfield Gardens.

This may affect any proposal to extend the crossover.

- c) There is a residents parking bay immediately outside the adjoining building known as Flats A to F, 45 Maresfield Gardens.

This provides for the parking of four vehicles.

If the crossover was to be extended, it is understood that this residents parking bay would need to be curtailed and this would lead to the loss of at least one parking space.

At times, the residents parking in this part of Maresfield Gardens is already congested and the loss of even one parking space would be a significant and unacceptable loss.

- d) The original parking arrangements shown on the photograph referred to in paragraph 1(a) above were perfectly satisfactory.

If the owners of Flat 1 voluntarily seek to change the location of their parking space, this should not be allowed to lead to the loss of even one residents parking space, to the prejudice of other residents in the immediate vicinity.

I look forward to hearing from you in relation to this matter.

Regards

Ian Green

Apartment E  
April House  
45 Maresfield Gardens  
London NW3 5TE  
England



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