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Regeneration and Planning
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Dear Sir/Madam

**Application for Householder Planning Permission
42 Avenue Road, NW8 6HS**

On behalf of the applicant, Mr Nick Capstick-Dale, please find enclosed a house holder planning application for the following:

Repositioning of existing gatepost providing access to the front driveway area and replacement of gates

In addition to this covering statement, please find enclosed the following:

- Relevant application forms and certificates;
- CIL Additional Information Form;
- Site Location Plan;
- Existing and Proposed Plans prepared by Greenway Architects; and
- Highways Impact Note.

Please note, an application is due to be determined imminently to allow the installation of an underground car stacker within the existing front driveway (2015/4414/P). Whilst this is expected to be determined positively, for clarity two sets of proposed drawings (with and without the stacker and associated landscaping) are provided. It is expected that whichever approach is adopted, the alternative set of drawings can be withdrawn.

A cheque for the relevant application fee of £172 has been submitted by post.

Proposed Development

It is proposed to relocate the gatepost at the shared boundary between the application site and the adjacent site at 44 Avenue Road. This will move the post forward so that it is parallel with the other gateposts and the pavement.

It is envisaged that amendments would be made to the kerb across the pavement such that vehicles will be able to enter and exit the site moving directly across the pavement and without needing to move at an angle across the pavement.

Any changes to the pavement will be secured through separate negotiations with the highways authority.

Benefits of the Proposal

This is a very minor change relative the existing layout, however it will ease the accessibility of the existing driveway by allowing a vehicle to access directly forwards. The current layout pushes a vehicle to enter at an angle across the pavement.

The movement of the gate post will allow for a straightening of vehicle movement across the pavement. This reduces the dwell time across the pavement and allows vehicles to manoeuvre more efficiently and thus provides a small benefit to both highway and pedestrian safety.

Further details are provided in the Highways Impact Note that forms part of this submission.

Design

The existing gate post design will be replicated in the revised layout, therefore the existing appearance will be maintained. By straightening the entrance point, this marginally enhances the appearance of the boundary by bringing it parallel with the public highway and the house.

It is believed that by moving the gatepost, it will be restored to its original position.

Access

The existing access to the site will be maintained, albeit the entrance route will be eased and thus there will be a small positive impact upon accessibility.

There are no changes to access to the house itself as a result of this proposal.

Summary

This is a very minor alteration to the existing point of access to the property. This does not introduce a new point of access but merely improves the accessibility of the existing entrance point.

This layout works with both the existing forecourt and the proposed new car stacker.

Overall, this is a minor tweak to the existing boundary to the property that will not impact upon the appearance of the building.

I trust that everything is in order. Please do not hesitate to contact me using the details set out at the head of this letter if you want to discuss this further.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nigel Dexter", written in a cursive style.

Nigel Dexter
Associate