

15th August 2019



London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square
Town Hall
Judd Street
London
WC1H 9JE

Cambridge House
Henry Street
Bath
BA1 1BT

T: 01225 618140
M: 07809 583921

renuprasharprinjha@chilmarkconsulting.co.uk
planning@chilmarkconsulting.co.uk

VIA PLANNING PORTAL REF: PP-08079712

Dear Sir/Madam

RE: APPLICATION FOR A FORMATION OF NEW DRIVEWAY ACCESS INCLUDING NEW VEHICLE CROSSOVER AND ASSOCIATED BOUNDARY ALTERATIONS AT 28 HARLEY ROAD, CAMDEN NW3 3BN

We submit on behalf of our clients Sheikh Mohamed and Sheikh Hamdan Shaya Alhamed the enclosed application for Planning and Conservation Area Consent for the formation of a new driveway access including new vehicle crossover and associated boundary alterations, with respect to 28, Harley Road, London NW3 3BN (the 'Property').

The planning application description of development is as follows:

"Formation of a new driveway access including a new vehicle cross over, associated boundary treatments and resurfacing of the existing driveway".

The application comprises electronic copies of the following documents: -

1. Completed and dated Planning and Conservation Area application form
2. Completed Certificate of Ownership;
2. Site Location Plan Reference 1163-200;
3. Existing Entrance and Driveway Plans Reference 1163-201;
4. Proposed Entrance and Driveway Plans Reference 1163-211;





5. Existing and Proposed Site Plans Reference 1163-220;
6. Parking Survey and Statement by Markides Associates; and
7. Design and Access Statement by Chilmark Consulting.

Proposed Development

The current vehicular access to 28, Harley Road is via a single gated entrance on the driveway. The remainder of the Property's front boundary with Harley Road comprises of metal railings reaching to the end of the property boundary.

The proposed development seeks to develop a new entrance gateway to allow an 'in and out' driveway to be formed. Therefore, it is proposed to install a new access gate at the north-eastern end of the driveway and a cross over to the public highway. Existing railings and brickwork will be retained, and the new gate and railings/brickwork will be designed to match the existing to ensure a continuity in design within the Conservation Area. With regards to wider design character and appearance, the adjacent property at no. 26 Harley Road already has an 'in and out' driveway and similar access arrangements are noted for other properties along Harley Road and within the surrounding streets.

The proposed development will not impact on the existing electricity supply box, which will remain in its existing position, but the proposed scheme will require the loss of two existing on street parking. The application is supported by a Parking Survey and Statement prepared by transport specialists Markides Associates, which analyses the current parking situation and concludes that the parking stress survey identified that less than 50% of the permit parking bays were in use at the times of the survey when considering the whole of the audit area. Therefore, the data demonstrates that the surrounding area has the capacity to accommodate the loss of 2 spaces as a result of the proposed crossover creation.

If you have any queries or would like clarification on any aspect of our planning application, then please do not hesitate to contact me on (0330) 223 1510. We look forward to your early validation and determination of the application.

Yours sincerely,

RENU PRASHAR PRINJHA BSc (Hons) MSc MRTPI

Senior Consultant, Chilmark Consulting Ltd.

Encl. As above