



bell cornwell

CHARTERED TOWN PLANNERS

020 3960 1530 | info@bell-cornwell.co.uk | bell-cornwell.co.uk

Ms. Colette Hatton
Senior Planning Officer
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Our ref: AY/8292B

20 October 2021

Dear Ms. Hatton,

Householder Planning Application: 24 Heath Drive, London, NW3 7SB

On behalf of our client, Worship Construction Ltd, please find enclosed an application submitted via Planning Portal for householder planning permission (PP-10321712) for the following development:

“Construction of dropped kerb and vehicular crossover.”

The application is supported by the following drawings and documents:

- This covering letter
- Application form
- CIL Form
- Crossover Application Form
- Planning Drawings (Kyson)
 - 0500 – Site Location Plan and Block Plan
 - 2000 – Existing Site Plan and Proposed Site Plan
 - 2001 – Existing Section and Proposed Section
- Transport Statement and Parking Survey (Caneparo Associates)

Planning Assessment

The application is supported is Transport Statement, prepared by highways experts Caneparo Associates which assesses the impact of the proposals in relation to highways and parking matters.

The report notes that the Site currently has a single vehicle access and a separate pedestrian access. The proposal seeks to reinstate the existing pedestrian access into an exit only vehicular and pedestrian access. The existing vehicle access would then become entry only.

It is pertinent to note that the application proposals have been informed by an existing pedestrian access that was used as a vehicular egress from 1952 until 2002 by the previous owners, and was used as such by others prior to 1952, with the house being constructed in 1904.



It is apparent, however, that during the previous owner's occupation the CPZ as found today, was introduced in 2002, after the property was listed. At this time, it would appear the kerb outside the south side (exit) of the driveway was raised to enable an additional on street parking space.

To facilitate the proposed crossover, it would be necessary to remove a small amount of on- street parking that would result in the net loss of one parking space. We submit a parking survey which clearly demonstrates that the removal of one on-street parking bay would have no material impact on the availability of parking along Heath Drive and the local area.

In addition, the proposed development offers highway safety benefits; the existing site has one two-way vehicle access, which provides access to a forecourt area with space for two vehicles. As a vehicle is unable to turn on-site, vehicles enter the site in forward gear and then exit the site in reverse, onto Heath Drive opposite its junction with Ferncroft Avenue. The reinstatement of an egress access would enable vehicles to enter and exit the site in forward gear.

Taking account of the above we therefore conclude that the proposal should be considered acceptable in traffic and transport terms.

Accordingly, we respectfully request that this application for planning permission is determined without delay.

Administrative Matters

The application fee of £206.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (As Amended) and payment has been made online.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the application. However, if you have any outstanding queries or should you require any further information, please do not hesitate to contact me.

Yours sincerely,

BELL CORNWELL LLP

Alex Yearsley

Principal Planner

DD: 020 3960 1531

M: 07860 846911

AYearsley@bell-cornwell.co.uk