INTERNAL POST

Transportation

To: Borough Planning
Attn: Valerie Okeiy
Ref: 20151050
Date: 18 May 2015

Contact: Rhoda Hayashi
Tel: 5572

Site: 236 Archway Road, N6 5AX

Proposa Erection of 2 storey rear extension to provide a one bedroom maisonette and conversion of upper floors to a studio flat and 2 bedroom maisonette

The application site fronts onto Archway Road, which is controlled by Transport for London (TfL), we have therefore forwarded a copy of the consultation for comment. However, as highway and transportation authority for the borough we wish to make the following comments:

There is a concern that the application site forms part of the Miltons Restricted Conversion Area (Unitary Development Plan saved policies 2013- Policy HSG 11), in a location where "the majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity". We will therefore apply Policy 1.3 of Appendix 1 of the Unitary Development Plan which requires that the applicant provides three off-street car parking spaces in relation to the development. As the proposal does not include any off-street parking provision the application if permitted is likely to exacerbate current parking pressure and have a negative impact upon the surrounding highway network.

The site falls within the Highgate Station outer controlled parking zone, operating Monday to Friday 10:00am-12:00noon. However, as prospective residents would be eligible to apply for on-street parking permits there would be no mechanism in place to discourage prospective residents from owing private vehicles.

Therefore, in view of the fact that this development proposal contravenes the UDP Policy M10, alongside parking standards set out within Appendix 1 of the saved UDP the highway and transportation authority object to this application.

For Head of