

HOLLY LODGE ESTATE
PARKING REGULATIONS

1. Authorities

Under the scheme established by the original conveyances of the Estate, the roads, verges, steps and pathways are vested in the Estate Trustees and are privately maintained by the Committee. Vehicles are permitted to use the roads as a means of access to properties and, in law, are permitted to park only with the permission of the Trustees; those who park without permission are trespassers. This is the committee's authority for establishing regulations and for taking sanctions against vehicles that infringe the regulations. These regulations have evolved over many years and reflect the results of a canvass of all residents and the detailed advice of leading Counsel.

2. Objectives

Residents and their guests should be able to park close to their houses or flats and, temporarily by the shops at the bottom of Hillway. Emergency and council vehicles should have adequate access.

Unauthorised parking by non-residents should be reduced to negligible levels.

3. Regulations

3.1. General

- 3.1.1. Vehicles must be parked as close as reasonably possible to the property they are associated with so as not to inconvenience other residents
- 3.1.2. Vehicles must not be parked in the turning bays in the various avenues, nor on any yellow or white lines or on a hatched area.
- 3.1.3. Vehicles must not be parked so as to make it difficult for another resident to drive a vehicle from or to their property.
- 3.1.4. Vehicles must not be parked on any crossover across the grass verge nor so as to project across or encroach upon any path
- 3.1.5. Long term parking of vehicles not in frequent use is prohibited, minimum usage is considered to be at least fortnightly
- 3.1.6. HLE does not recognise the National or Camden Blue Disabled Badges; only the HLE Blue Badge which is for use in a disabled bay
- 3.1.7. The removal of a vehicle is a possible course of action in cases of:
 - a) obstruction of drives or likely obstruction of emergency vehicles
 - b) abandoned vehicles
 - c) overnight parking of unauthorised vehicles
 - d) persistent infringement
- 3.1.8. In line with the London Borough of Camden policy running of cables across Estate footpaths, verges and roads for charging of vehicles or other purposes is not permitted.
- 3.1.9. Vehicles must not be occupied overnight (i.e no sleeping in camper vans, etc)

HOLLY LODGE ESTATE
PARKING REGULATIONS

3.2. Residents

- 3.2.1. All residents must display a valid HLE Parking Badge in the windscreen of their vehicle(s) in order to park any such vehicle on the roads of the Estate. A Badge is available on application from the Estate Office. Save as set out below, a Badge is not available to a non-resident.
- 3.2.2. A Badge may be applied for a DVLA category M1 vehicle (passenger vehicle of no more than 8 seats).
- 3.2.3. The trial of permitting a maximum of one Badge per plot for a DVLA Category N1 vehicle (vehicle used for the carriage of goods and having a maximum mass not exceeding 3.5 tonnes) is extended and will be reviewed in January 2023. Applications for Badges should be made to the Estate Office
- 3.2.4. In case of application for a Badge relating to a vehicle that is not registered in the ownership of a resident, the application should be accompanied by a letter from the registered owner declaring that the vehicle is provided for the exclusive use of the resident.
- 3.2.5. Non-resident plot-holders may be issued a Parking Badge solely at the discretion of the HLE Committee
- 3.2.6. Motorcycles are required to be registered with the Estate Office, but currently do not need to display a parking badge.
- 3.2.7. All vehicles must be fully licensed with DVLA, insured in compliance with applicable statutory requirements and in frequent use (SORN not recognised)

3.3 Visitors

- 3.3.1 Residents must ensure that all visitors, including tradesmen, place a Visitor's Note in the windscreen of the visitor's vehicle stating the address of the resident they are visiting, date(s) of visit and contact phone number for use by HLE staff in case of an emergency.
- 3.3.2 A Visitor's Note may be for a maximum duration of 2 weeks. Residents wishing a visitor's vehicle to stay for longer than 2 weeks must apply to the Estate Office for a temporary badge.
- 3.3.3 Any Visitor's vehicle not being vehicles in DVLA category M1 are only permitted to park during specific hours, solely for the purpose of visiting or working at an Estate property with a Visitor's note displayed: Permitted times: Mon-Fri. 08:00-18:00; Sat. 09:00-13:00 and not at all on Sundays or Bank Holidays.
- 3.3.4 Emergency Vehicles are excluded from the need to display a Visitor's Note and from restrictions applicable to non-DVLA Category M1 vehicles..

4. Zones

The Estate is divided into 3 zones where additional regulations may apply,

Zone

- 1 Hillway Gates (3 hour Zone before the gates on Hillway)
Parking of vehicles in the short-term parking area near the Swain's Lane entrance, below the white railings, is restricted to periods of less than 3 hours for shopping purposes.
- 2 Above Oakeshott (ANPR managed Zone above Oakeshott Avenue)
Parking in this area is monitored by ANPR (Automatic Number Plate Recognition) cameras. For a trial period of at least 6 months, the dates of which are to be notified to all plots, the parking

HOLLY LODGE ESTATE
PARKING REGULATIONS

of any vehicle on the roads of the Estate in Zone 2 between the hours of 20.00 and 06.00 each day and having entered and not departed this area within 10 minutes must be notified as authorised by a resident. Such notice must be provided by a resident completing an entry on the Holly Lodge parking system at hlepermit.org.uk within 72 hours of the entry of the vehicle into Zone 2. This is in addition to the requirement to display Visitor's Note as outlined in 3.3 above.

- 3 Remainder
No additional rules apply.

See map in Appendix A.

5. Other

These regulations are subject to review by the HLEC should the need arise and may, from time to time, be revised to reflect the changing requirements of the estate and its residents.

All rights conferred on a resident are subject to the annual payment in full of the Estate Maintenance Fund.

Contravention of these regulations may result in the HLEC's Enforcement Agents issuing Parking Charge Notices to the registered keeper of the offending vehicle. See website, [Parking Rules | Holly Lodge Estate \(hle.org.uk\)](http://hle.org.uk)

Appendix A – Map of Zones

