

CAAC comment attachment - 2023/0543/P -39 Rochester Road London NW1 9JJ

Thank you. We understand that householders are nowadays required to include cycle storage, although this large bin is intrusive and harmful to the conservation area. We regret if this is to be the standard impact of Camden policies, in the same way that the Veolia bins are a negative impact. We ask for additional work to be required to sustain the Conservation Area character and would be pleased to discuss this with the planning officer.

Rochester Conservation Area management statement (2001):

"Nos. 45-36: To the detriment of Rochester Conservation Area, many of properties within this group have incurred piecemeal alterations and unsympathetic painting over the years and have as a consequence lost many of their original characteristics. ... The original low brick walls with surmounted iron railings defining the front boundary of the property have largely been replaced or altered and this has detracted from the setting of these buildings. ... The exception is No.42 where the iron railings fronting the property appear to be original."

"Recommendation R8. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. The original features of the boundary vary but are predominantly formed by traditional iron railings, in some cases mounted on low walls. Proposals should respect the original style of boundary and these should generally be retained and reinstated where lost. Particular care should be taken to preserve the green character of the Conservation Area."

The proposed shed would fulfill the Council's requirement for domestic cycle parking. It would be placed with its short side facing the street and beside the joining garden wall. However, it will form a significant intrusion to the street view.

No.39 is one of the properties where the Management Statement records railings have been lost, and R8 recommends they should be 'reinstated where lost'. (They have not, luckily, been replaced with the ugly iron tubes and red brick wall at No.40.) To offset the intrusion of the shed in this significant Georgian housing row, **permission for the cycle shed should be given only if the railings are replaced** using the **broad spear-head** pattern of houses Nos.41-43 (see No.42 positively identified in the Management Statement) and **not** the narrow spear-head used in the replacement gatepost at No.41 and adjacent at Nos.38-36 -- which also have greater potential for harm from falls. See picture below.



Also

"Recommendation 8 ... The Council will resist any further ... conversion of front gardens into hardstanding parking areas" and take care "to preserve the green character of the Conservation Area"

Since the shed will make permanent reduction of both flower-bed and natural soil drainage, greater attention should be given to the front ground, currently a south-facing flowerbed. Full gravelling is not needed for the bikes to run. The applicants should **maintain plant borders along the garden wall and house front sides** and encourage greenery.