

From: James Slater (Cllr)
Sent: 26 April 2023 11:44
To: Planning Planning
Cc: Sylvia McNamara (Cllr)
Subject: Cllr Slater comments - Application: 2023/0716/P

For the attention of the Duty Determination Team as the Case Officer,

Planning reference: 2023/0716/P

I am writing as the ward councillor for Kentish Town North, which covers this property at 118 Torriano Avenue, NW5 2RY. Having taken a look at the application and the site, I have concerns about the permission being sought for a timber bike shed in the front garden of the property.

The block in which this property is situated (116-126 Torriano Avenue) is part of Camden's Local List as buildings of architectural and townscape significance - the description quotes that they are: "terraces of mid 19th century houses, set behind shallow front gardens, visually unified by the use of stucco to basement and raised ground floor elevation, and stucco quoins."

As the Local List also describes, the properties from 116 to 126 Torriano Avenue are heritage assets and contribute to a sense of local distinctiveness and civic pride. This includes that the properties in this street have well-maintained front gardens, contributing to an open atmosphere and greenery - something I strongly support as a local councillor.

From the application form, it appears that the applicants wish to remove green space at the front of the property to construct the bike shed, including the removal of a holly bush. The drawings are confusing though - for example, while T2 (the holly bush) is referenced in the application form, it is not included or referenced in the existing drawings.

The very simplified perspective drawing doesn't show the greenery in the same way that the photos (or a visit to the site) do - and as the garden has been paved, this is the only green existing in the front garden. I won't repeat the detail of points made by other residents that this section of Torriano Avenue being on an incline means that greenery's role in absorbing rainwater is all the more important.

None of the other properties on this section of the street have their own bike sheds, and Camden has provided on-street bike hangars on Torriano Avenue for public use. Should this application be accepted, I fear that it would open the doors to further applications being made at neighbouring properties, which would alter the look of the street and compromise the Local List status that these houses are so proud to have.

The proposals are for a considerably large bike shed, which - with the removal of the holly bush - would be intrusive to the streetscape and stick out. I note that the applicant has this morning published a revised plan which rotates the shed, but I do not believe that this substantially changes the visual impact that this will have on the street.

I urge the applicants to reconsider this application for what is a large bike shed. Other alternatives such as bike stands would be more in keeping with the area, or if a bike shed is required, then a green 'living' roof would be a better alternative - both to obscure the shed but also provide some replacement greenery (I would support this being a condition to the application). However, if this proposal should stand as is, I would recommend that it is refused.

Thank you for your consideration of my comments.

Kind regards,
James

Councillor James Slater

Labour & Co-operative Councillor for Kentish Town North
London Borough of Camden