

Delegated Report		Analysis sheet		Expiry Date:		17/05/2023	
		N/A / attached		Consultation Expiry Date:		23/04/2023	
Officer				Application Number(s)			
Duty Determination Team				2023/0935/P			
Application Address				Drawing Numbers			
28 Roderick Road London NW3 2NL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of bike and bin store to front garden and replacement of front single glazed timber windows with double glazed timber windows.							
Recommendation:		Refuse planning permission					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>A site notice was displayed on the 24/03/2023 and the consultation period expired on the 17/04/2023. A press notice was advertised on 30/03/2023 and expired on 23/04/2023.</p> <p>- No objections were received.</p>					
Community groups/CAAC		<p>Mansfield CAAC made the following comment:</p> <p>The proposal would appear too prominent from the public domain and would benefit from being reduced in size.</p>					

Site Description

The site is a three storey mid terrace building located on the east side of Roderick Road.

The site is not listed but is located within the Mansfield Conservation Area and it is recognised as making a positive contribution.

Roderick Road is characterised by low brick front boundary.

Relevant History

Application site

2023/1226/P- Installation of solar panels on rear roofslope and replacement of single glazed timber sash windows with double glazed timber sash windows on rear elevation. - **Certificate of lawfulness granted 19/04/2023**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden's Local Plan (2017)

A1 Managing the impact of development
C6 Access for All
D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
DM1 - Delivery and monitoring

Supplementary Guidance

CPG Design (2021)
CPG Home Improvements (2021)
CPG Amenity (2021)
CPG Transport (2021)

Mansfield conservation area appraisal and management strategy (2008)

Assessment

1.0 Proposals

1.1 Planning permission is sought for Installation of bike and bin store to front garden and replacement of single glazed front timber windows with double glazed timber windows.

1.2 The store will measure 3.6m wide, 1m deep and stand at 1.35m tall with a sloping roof to 1.25m high. It would have a footprint of 3.6sqm and be constructed of timber.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Heritage
- Impact on neighbouring amenity
- Transport impacts

3.0 Design and Heritage

Policy background

3.1 Policy D1 (Design) of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition, it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 (Heritage) states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Part (k) of policy D1 requires development to incorporate high quality landscape design and maximise opportunities for greening through planning of trees and soft landscaping. Similarly, policy D2 recognises the contribution that gardens, trees and landscape make to the character of conservation areas and resists development that causes the loss of garden space where this is important to the character and appearance of a conservation area.

3.2 CPG (Home Improvements) states that:

“Even if currently paved, gardens have potential for planting and sustaining wildlife which planning officers would consider in their assessment of an application.”

And

“Garden storage facilities if not designed carefully, could take over garden areas which could have been better used by plants, shrubs, trees and wildlife.”

And

“you are encouraged to consider provision of a green roof on top of your garden storage structure. Consider an adequate substrate (soil) depth of 100mm or more and drainage for your green roof to allow plants to grow and mature easily whilst requiring lower maintenance.”

3.3 The conservation statement outlines that:

“Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.”

Assessment

3.4 Whilst it is noted that modest bike or bin stores are not an uncommon feature along Roderick Road they are smaller in scale and more sensitively sited along the side boundary of the front garden. There is an existing bin shed along the side wall of the front garden which is proposed to be removed. The proposed combined bike and bin store would occupy nearly the full width of the front boundary.

3.5 It is observed that historically the characteristic low brick front boundary wall has been entirely removed and replaced with higher railings, resulting in the front garden being more visible from the street scene. There is an existing planting bed behind the railings which would be retained, although the planted gap would be replaced with bamboo screening between the railings and the stores there is no guarantee that this would be able to provide sufficient screening of the store. It should be noted that bamboo is neither a native species to the UK, nor a sympathetic type of hedging plant for front garden boundaries in this conservation area due to its tall growth and alien appearance, and a more suitable

alternative could be explored if soft landscaping were to be pursued regardless. No additional soft landscaping or green roof is shown on the plans. However, it is acknowledged that the design and access statement submitted states that 'The roof will have a felt covering with a slight upstand to accommodate a green sedum roof.' , officers acknowledge that if the development was acceptable a condition could be attached securing its installation, substrate depth, planting and maintenance. An acceptable substrate depth would be 100mm or more.

3.6 It is considered that the installation of store of this scale in this location with limited screening would appear dominant within the front garden of this property and detract from the character and appearance of the host property, terrace and wider Conservation area. It would also occupy garden space that could provide additional soft landscaping and increase biodiversity. Although there would be no objection to its timber materiality.

3.7 The proposal involves replacing the front timber single glazed sash windows with double glazing, the detailed design and scale would remain the same. Although to accommodate the double glazing the timber top, side, and central sash rails will be increased by 15mm; from 30mm to 45mm top and sides and from 45 to 60mm across the mid rail. The bottom rail will remain as existing at 95mm. They would be painted to match the existing and neighbours. It is not considered that these modest increases would be harmful to the character and appearance of the host property, terrace or conservation area.

4.0 Amenity

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 Given the scale of the alterations, they are not considered to harm the amenity of neighbouring occupiers in terms of privacy, outlook and light.

5.0 Transport impacts

5.1 Policy T1 promotes sustainable transport including cycling and installation of their associated facilities.

5.2 The site currently benefits from no formal cycle parking and the development would create a new secure cycle store with space for 3 bikes for the existing dwelling to use. This would encourage sustainable transport, however it would not mitigate the harm to the conservation area.

6.0 Planning Balance

6.1 As outlined above, front gardens within the residential streets make an important contribution to the streetscape and character of the residential area within the Mansfield Conservation Area. It is considered that there is some public benefit to the cycle parking element of the store but on balance this does not outweigh the harm that its large scale and insensitive siting would cause to the character and appearance of the host property, streetscene and Mansfield Conservation Area.

7.0 Conclusions

7.1 The proposed bin and cycle store, by reason of their design and siting would appear as a dominant addition and would cause detrimental harm to the character and appearance of the host building, the streetscene and the Mansfield Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan (2017).

7.2 The replacement of the front windows with double glazing would be acceptable as part of a separate application.

8.0 Recommendation-

8.1 Refuse planning permission.