

**From:** Sylvia McNamara (Cllr)  
**Sent:** 26 April 2023 16:25  
**To:** Planning Planning  
**Subject:** Ref 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 listened to the concerns of the residents and seen the site myself, I have concerns about the permission being sought for a timber bike shed in the front garden of the property.

My main concern is that the removal of the greenery and holly bush at the front will both reduce the look and feel of the street in terms of greening but also, more importantly in my view, mean there is nowhere for rain water to run off after the area is concreted over.

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.

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.

Sylvia

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