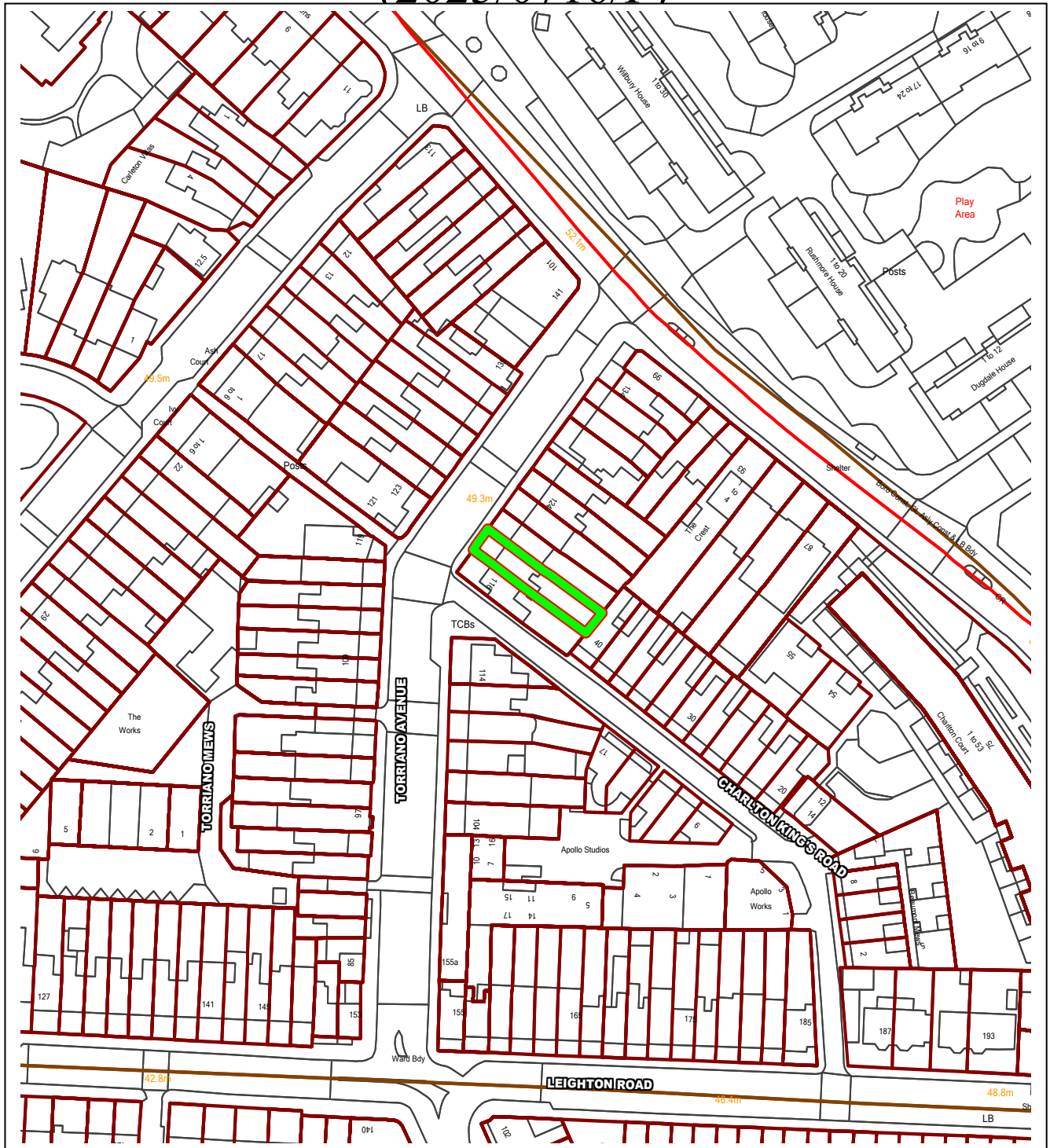


# 118 Torriano Avenue, NW5 2RY (2023/0716/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



1. Streetview of front elevation (No.118 has a blue gate and door)

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>17/04/2023</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>15/04/2023</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Duty determination team			2023/0716/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
118 Torriano Avenue London Camden NW5 2RY			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of Timber bike shed to the front garden					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	06
Summary of consultation responses:	<p>A site notices was displayed on 22/03/2023 (consultation expiry date 15/04/2023).</p> <p>6 objections were received from 112, 126, 126a, 127, 132 and unknown Torriano Avenue. Their objections can be summarised as follows:</p> <ul style="list-style-type: none"><li>1) There are 2 bike sheds on the street provided by the council, which should be used instead.</li><li>2) Harm character of terrace, visual intrusion. 116-126 on Camden’s local list which references their front gardens</li><li>3) Loss of green space harm to biodiversity (harmful to AQ, flood mitigation and rainfall, wildlife). No green roof proposed.</li><li>4) Unclear if the drawings are scaled to match the annotated dimensions</li><li>5) Owners have a car, do they have car permits</li></ul> <p>Officer response:</p> <ul style="list-style-type: none"><li>1) See sections 5.1-5.3</li><li>2) See sections 4.5-4.9 and 7.1</li><li>3) See section 4.7</li><li>4) Dimensions are annotated on the plan and section drawings and an accurate scale bar is shown on the proposed elevations.</li><li>5) This is not a material planning consideration, the Local plan promotes cycle parking and sustainable transport regardless.</li></ul>					
Cllrs Slater and McNamara	<p><b>Cllr Slater objected on the following grounds:</b></p> <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.</p> <p>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."</p> <p>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.</p> <p>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.</p> <p>The very simplified perspective drawing doesn't show the greenery in the</p>					

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.

**Cllr McNamara objected on the following grounds:**

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.

**Officer response:**

- 1) Character: See sections 4.5-4.9 and 7.1
- 2) Biodiversity and rainfall: Revised plans showing the proposal with a

	<p>green roof were received to help improve biodiversity and address rainfall concerns.</p> <p>3) Transport: See sections 5.1-5.3</p>
<p><b>Kentish Town Neighbourhood Forum</b></p>	<p>The Kentish Town Neighbourhood Forum were consulted and they raised no objection.</p>

## Site Description

The application site is a single family dwelling house. It is a 4 storey mid terrace house located on the east side of Torriano Avenue. The terrace is set back from the street with a modest front garden.

The application site is not listed or within a Conservation Area. However it is on Camden's Local List and within the Kentish Town Neighbourhood Plan Area.

Local list description (116-126 & 128 - 134 Torriano Avenue):

Two 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. The building line is unusually and irregularly staggered which lends a rather jaunty character to this group which otherwise presents a strong and formal edge to the street in traditional townscape manner

## Relevant History

**2023/0748/P:** Mansard roof extension - **Pending decision**

**2023/1161/P** - Replacement double glazed timber box sash windows, Replacement timber front door.  
- **Pending decision**

## Relevant policies

### National Planning Policy Framework (2021)

### London Plan (2021)

### Camden Local Plan (2017)

A1 Managing the impact of development

A2 Open Space

A3 Biodiversity

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

T1 Prioritising walking, cycling and public transport

### Camden Planning Guidance

CPG Amenity (2021)

Biodiversity (2018)

Design (2021)

Home Improvements (2021)

Transport (2021)

Trees (2019)

Water and flooding (2019)

### Kentish Town Neighbourhood Plan (2016)

Policy D3: Design principles

Policy D4: Non-designated heritage assets

Policy GO3: Biodiverse habitats

## Assessment

### 1. The proposal

- 1.1. Planning permission is sought for the erection of a single storey larch timber bike store within the front garden. It will have a green roof.
- 1.2. The footprint of the proposed store would measure 1.1 metres by 2 metres (2.2 square metres in area) and it would measure 1.35 metres tall with a sloping roof.

### 2. Revisions

- 2.1. The following revisions have been made during the course of the application:

- Proposed green roof

### 3. Planning considerations

- 3.1. The key considerations material to the determination of this application are as follows:

- Heritage and design
- Transport
- Impact on neighbours
- Planning balance

### 4. Heritage and design

- 4.1. Policy D1 of the Camden Local Plan seeks to secure high quality design in development and Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets.
- 4.2. Policy A2 of the Local Plan seeks to protect non-designated spaces with nature conservation, townscape or amenity value, including gardens. The supporting text to the policy notes that development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area; and gardens provide a setting for buildings, provide visual interest and support natural habitats. It is noted that the Council will resist development that occupies an excessive part of a garden and will also seek the retention of important views and glimpses of green space, such as gardens.
- 4.3. Policy A3 seeks to protect and enhance site of nature conservation and biodiversity and also seeks to protect gardens. The policy notes that the Council will assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed.
- 4.4. Camden Planning Guidance (CPG) Home Improvements guides that, because outbuildings occupy space in the garden, the size and design should be carefully considered in terms of the impact on neighbour amenity, biodiversity and the character of the wider area, so that they do not detract from the generally 'soft' and green nature of gardens. The guidance notes that the siting, location, scale and design should have a minimal impact on, and be visually subordinate within, the host garden; the character and appearance of the conservation area should be preserved or enhanced; the outbuilding should not detract from the open character and garden amenity of neighbouring gardens and the wider area; space should be retained around the building for suitable soft landscaping; the height of the outbuilding should retain visibility over garden walls and fences; the size of the outbuilding should maximise the retention of garden and amenity space; trees and their roots should not be adversely affected



by the outbuilding's position and construction methods should minimise any impact on trees and mature vegetation; materials which complement the host property and overall character of the surrounding area should be used; green roofs and/or solar panels should be considered; any impacts on water run-off and groundwater flows should be addressed; the use of water butts should be considered; and the installation of bird and bat boxes should be considered.

- 4.5. The site is not listed or within a conservation area, although it is on the Camden Local List and therefore this must be a consideration.
- 4.6. The proposed store is considered to accord with the CPG guidance insofar as it would be visually subordinate within the garden, by virtue of its scale, design and siting; it would not significantly detract from the openness of the front garden, or the wider area (whilst it will have views from the street given the low boundary treatment); its height would not be excessive (1.34 metres), such that views over the top would still be possible and it does not block any architectural features of merit; ample garden and amenity space would be retained between the outbuilding and the main building.
- 4.7. The plans were revised to include a green roof to address concerns received about biodiversity and rainfall which is welcomed. The installation, retention and maintenance of the green roof is secured by condition. Concerns were raised about the holly bush likely to be removed, however regrettable there is no protection for bushes and shrubs and regardless the inclusion of a green roof will help replace this loss of biodiversity.
- 4.8. It is acknowledged that there would be public views from the street given its location in the front garden and low front boundary wall. Although the store would be visible from the street, it is constructed of traditional materials for a garden setting, incorporates a green roof, its siting has been considered to orientate it to reduce its visual impact and officers acknowledge that it cannot be smaller in scale to accommodate bicycles.
- 4.9. Overall, the design, scale and detailed design is considered to be acceptable, it is not considered to harm the character and appearance of the host building on the local list, nor the wider area to an extent that warrant a reason for refusal.

## **5. Transport**

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 is strongly welcomed as it will encourage sustainable transport.

5.3 Although it is acknowledged that there are two Council cycle hangars on the street both outside No.121 in close proximity to the site. Online records show that there is currently a waiting list for spaces within these.

## **6. Impact on neighbours**

6.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; impacts of the construction phase; and noise and vibration. Policy A4 also seeks to ensure that noise and vibration is controlled and managed.

6.2. It is not considered that the proposal given its siting and small scale would harm any neighbours amenity in terms of privacy, outlook or light.

## **7. Planning Balance**

7.1 As outlined above, while it is acknowledged that front gardens within the residential streets make an important contribution to the streetscape and character of the residential area and the setting of the this row of terraces designed on Camden's Local List. It is considered that there is some public benefit to the cycle parking store but on balance given the long waiting list for nearby on street secure cycle parking, the Local Plans requirement to promote sustainable transport, its inclusion of a green roof to promote biodiversity and address concerns about rainfall, modest scale and use of traditional garden appropriate materials in this instance it would outweigh the perceived harm to the character and appearance of this property/terrace on Camden's Local List.

**Recommendation:** Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15<sup>th</sup> May 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/0716/P  
Contact: Duty Determination Team  
Tel: 020 7974 XXXX  
Email:  
Date: 9 May 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

felix db limited  
12 Chichester Road  
London  
NW6 5QN  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**118 Torriano Avenue**  
**London**  
**Camden**  
**NW5 2RY**

# DECISION

Proposal:  
Erection of timber bike shed to the front garden  
Drawing Nos: FDB-118T- A001; FDB-118T- A100 Rev.2; FDB-118T- A301 Rev.2; FDB-118T- A201 Rev.2 and FDB-118T- A303 Rev.2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

FDB-118T- A001; FDB-118T- A100 Rev.2; FDB-118T- A301 Rev.2; FDB-118T- A201 Rev.2 and FDB-118T- A303 Rev.2.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 Prior to use of the development, the living roof in the area indicated on the approved plans shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**