

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4372/P	Mary Goyder	24/10/2024 16:02:58	COMMNT	<p>I am writing on behalf of the Torriano Cottages Association (TCA), of which I am the Chair. Torriano Cottages is in the unusual situation of being a public highway but also an un-adopted road, not benefiting from the input of Camden Highways Department into planning applications or other road-related issues. The TCA represents the interests of residents and, because of the status of the road, undertakes essential repairs to the road surface and coordinates issues relating to parking, access, utilities and refuse collection.</p> <p>The TCA is a stakeholder for this Application due to the impact on Torriano Cottages of the proposed construction. Although the site address is on Torriano Avenue the access to the existing and proposed flats within the Application is from the side of the property, opening directly onto Torriano Cottages. Additionally, a key element of the proposal is the construction of bin stores on the highway of Torriano Cottages, reducing the area accessible to pedestrians and vehicles, whilst a single pedestrian access from the garden area of the property into Torriano Cottages is to be replaced by two new entrances.</p> <p>Whilst we have no objection to the principle of converting the single flat into two flats, we are objecting to the Application on the following grounds:</p> <ol style="list-style-type: none"> 1. The construction of refuse stores directly on the highway, reducing the area which has been in continuous, unobstructed, use by pedestrians and vehicles 2. The inaccuracy of the information provided, which gives no confidence that if permission was granted the proposals could be built in the proposed form. We request, therefore, that before the Application is considered properly scaled and dimensioned plans are submitted which illustrate the impact of the proposals on the public realm and show that they are deliverable within the ownership boundary. <p>Given the unusual nature of the context and potential impact of the proposals on the public realm we request that the Case Officer visit the site and review the points outlined below.</p> <p>Regarding the construction of refuse stores directly on the highway we would like to highlight the following points:</p> <p>Impact on public access and vehicular movement</p> <p>Street width is limited within Torriano Cottages and there are no separate pavements. The proposed area for bin stores forms part of the highway and is used for vehicular access and manoeuvring. Deliveries and the Council's waste vehicles reverse up to the proposed location and vehicular access is shared with pedestrians, with high numbers of children and families using the route to access the adjacent school. Reduction in the street width would cause obstruction and would not be acceptable. There are already significant access issues in this location, especially regarding accessibility for the Council's waste vehicles.</p> <p>Ownership and status of the highway</p> <p>There is no evidence that the red-line development boundary shown on the Location Plan reflects the ownership boundary and that the proposals are within the ownership of the property. Notwithstanding this, permanent placement of bins on the highway is not acceptable within the Council's waste storage guidelines, let-alone construction of permanent bin stores. The Council's guidelines also stipulate that "built bin storage doors must not open over the public footway or road": a requirement which is clearly unachievable in this</p>

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location.

Regarding the inaccuracy of the information provided we would like to highlight the following points:

Basement area onto Torriano Avenue

The proposed basement area scales on the proposed sections at approx. 1.5m wide, extending in front of the building façade. The paving for the council's footway, together with manhole covers for below ground services, is located approx. 1m in front of the building façade. These constraints and ownership boundaries suggest that any basement area constructed here would be greatly reduced in width from that shown in the Application and would not deliver the daylighting benefits, and acceptable living conditions, indicated. Accurately dimensioned proposals should be resubmitted reflecting the actual boundaries and site constraints.

Within the public pavement on Torriano Avenue there is a mature tree 3m in front of the property façade which is the only mature tree along this section of the Torriano Avenue pavement. We seek reassurance from the Council's Tree Officer that excavation of a basement area in this location will not impact on the viability of this tree which is of visual significance on this section of the street.

Rear Garden Area/Access and cycle parking

The garden as shown on the application drawings scales at approx. 5m extending from the rear elevation of the property. The actual garden only extends 3m from the rear elevation of the property which does not allow space for the proposed layout of cycle parking and dual entrances. The garden is at a lower level than the street and is accessed by steps (not shown on the drawings). A deliverable, dimensionally accurate, proposal should be submitted for this area.

Two new pedestrian/cycle entrances and entrance gates, replacing the existing single gate, are proposed opening onto Torriano Cottages. Details of the two new entrances and entrance doors onto Torriano Cottages should be submitted as these are not clearly shown on the drawings. We note that one of these is likely to be through a boundary wall constructed as part of the adjacent Council-owned garage.

Ownership Boundaries and Planning Status

As indicated above, the redline site boundary does not accurately locate the ownership boundaries on either Torriano Avenue or Torriano Cottages. In both instances the boundary impacts on the public realm, rather than individual neighbours who would protect their legal boundaries, so we request that the accurate location of the boundary is confirmed, and proposals submitted which do not encroach on the public realm, before any consent is granted.

We note from the planning history of the site on the Council's website that the existing condition, whilst long-established, does not appear to reflect any previously consented scheme. Application 8701477 from 1987, which included the change of use to residential and the insertion of the second door onto Torriano Cottages, was rejected and no subsequent permission is listed. We are keen to ensure this current arrangement and ambiguous boundary status does not provide precedent for further encroachment onto Torriano Cottages.