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Development Management  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

**Please state the condition number(s) to which this application relates**

Condition number(s)

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

Has the development been completed?

Yes

No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Rationale for the Proposed Height:

- It's the lowest possible height that will fit an adult bike (please see Schedule 1). If the bike shed would be any lower, it would not fit an adult bike and lose its functionality, thereby posing an obstacle to
- It's in-line with, or substantially lower than, several approved bike sheds in the conservation area (see Schedule 2)
- Bike theft is unfortunately prevalent in Mansfield conservation area:
  - o There were 28 instances of bike theft between in July and August 2022 within 0.5 miles of Mackeson road (<https://www.streetcheck.co.uk/crime/nw32lt>)
  - o On October 2022 there was a bike theft on Mackeson road. The bike was securely locked and within a house's boundary wall, but not protected in a shed
  - o The Proposed Height is the lowest height that would allow an adult bike to be stored safely (please see attached letter from the Bike Shed Company)
- It follows guidance from TFL's London Cycling Design Standards section 8.5.3 (<https://content.tfl.gov.uk/lclds-chapter8-cycleparking.pdf>) regarding Residential cycle parking, mandating "Parking... should be designed to be:
  - o Well located: close to the entrance of the property and avoiding obstacles such as stairs, multiple doors, narrow doorways (less than 1.2 meters wide) and tight corners
  - o Fully accessible, for parking all types of cycle"
- It will allow the residents of 14 Mackeson Road to be car free and help enhance the Clean Air for Camden vision (<https://www.camden.gov.uk/clean-air-for-camden>). This has countless health, wellbeing and road safety benefits for the residents of Camden Council

Support for the Proposed Height: The Proposed Hedge will ensure that the bike shed is in keeping with the character and amenity of Mackeson road and the adjoining streets in Mansfield Conservation area, in line with numerous precedent planning consents (the "Precedents") approved by Camden Council:

- Precedents in Mansfield Conservation Area: Several Precedents exist for bike sheds that are as high, or higher than the Proposed Height. The most recent precedent has been granted as recently as June 2022 (application 2022/0981/P). Please see schedule 2 for a list of the most recent Precedents.
- Specific characteristics of Mackeson Road:
  - o The Proposed Height is lower than the boundary wall brick pier at 14 Mackeson Road.
  - o Boundary walls in Mackeson Road are comparable in height to those in the adjoining streets in Mansfield Conservation Area (see Schedule 2)
  - o Mackeson Road is characterized by slatted fence panels and hedges that are substantially taller than the Proposed Height. See Schedule 3. Therefore, the Proposed Height, coupled with Proposed Hedge, matches the vertical profile of Mackeson Road

Proposed Hedge:  
Support for the Proposed Hedge: Application 2022/0981/P is a precedent. This application includes additional precedents for hedge box planters.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We are submitting this application to;

- Propose a minor variation to the height (the "Proposed Height") of the bike shed from 115cm to 127.8-133cm (low -high point)
- Propose to firmly anchor hedge box planters on top of the boundary wall to shield the shed from the street to reduce its prominence (the "Proposed Hedge"), following constructive discussions with Elizabeth Beaumont, Appeals and Enforcement Manager, and in line with other precedents in the area

Please see the proposed variations in the attached drawings

### Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## Ownership Certificates and Agricultural Land Declaration

**Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

## Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Date