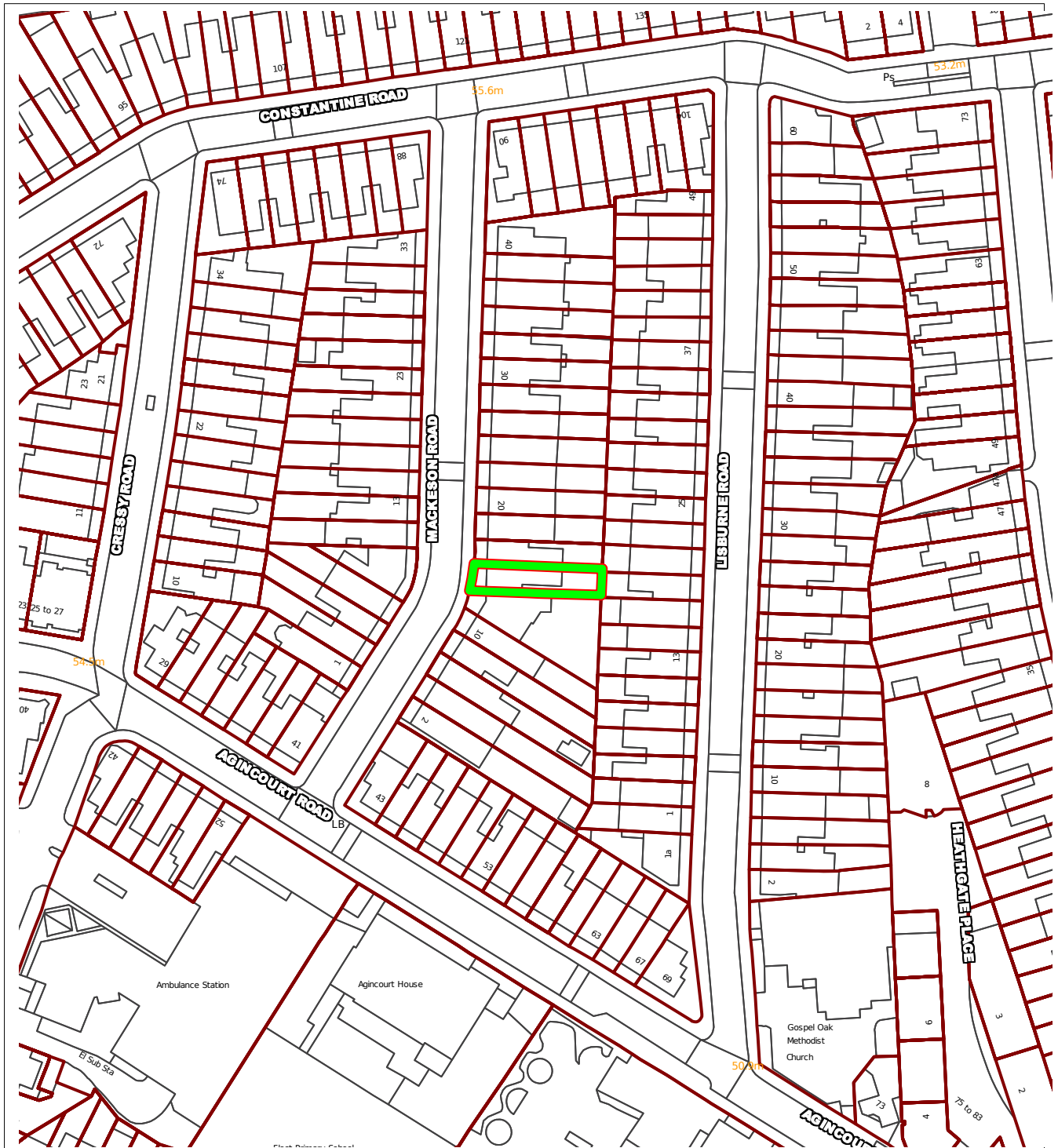


# 2022/4716/P - 14 Mackeson Road



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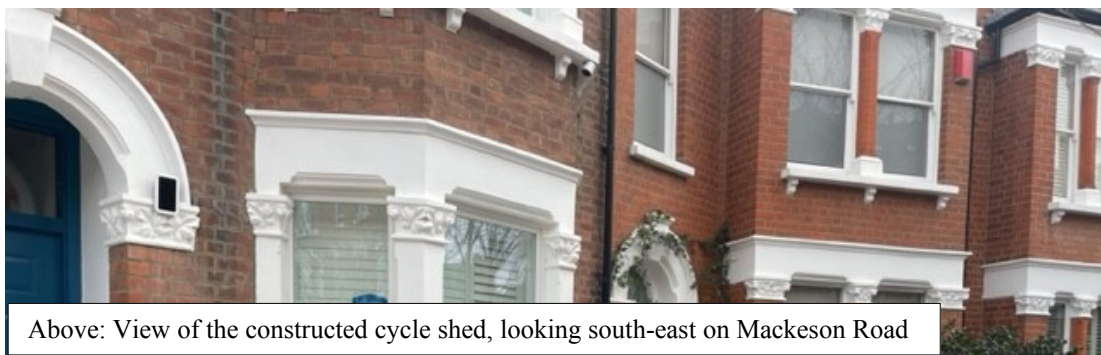
# Site Photographs



Above: View of the constructed cycle shed (centre right) looking north on Mackeson Road



Above: View of the constructed cycle shed (centre right) from Mackeson Road, outside 12 Mackeson Road



Above: View of the constructed cycle shed, looking south-east on Mackeson Road

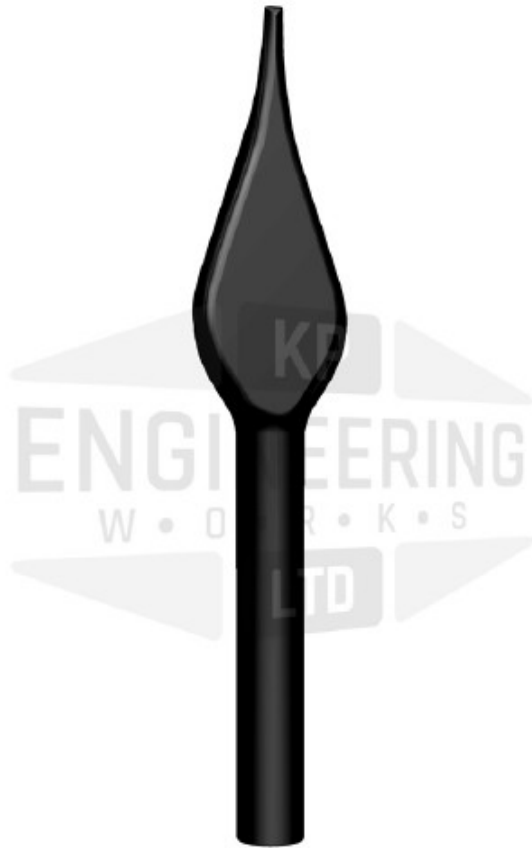


Above: View of the constructed cycle shed, viewed from the opposite side of Mackeson Road elevation

1. 2021/5599/P consented



2. Constructed elevation



**Prince**  
H 150mm  
B 12mm Ø

3. Proposed metal railing detail

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>26/12/2022</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>08/01/2022</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Brendan Versluys				2022/4716/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Mackeson Road London Camden NW3 2LT				See 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>							
Variation of condition 2 (approved plans) of planning permission 2021/5599/P, dated 17/03/2022 (for: erection of a cycle store within the front garden and installation of new railings and gate), namely to increase the height of the bike shed.							
<b>Recommendation:</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions or Reasons for Refusal:</b>	<i>Refer to Draft Decision Notice</i>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>A site notice(s) was displayed near to the site on the 14/12/2022 (consultation end date 07/01/2022).</p> <p>The development was also advertised in the local press on the 15/12/2022 (consultation end date 08/01/2022).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	-	No. of objections	<b>1</b>
<b>Summary of consultation responses:</b>	<p>1 letter of <b>objection</b> has been received from the adjoining neighbour at 12 Mackeson Road, summarised as follows:</p> <ul style="list-style-type: none"> <li>• The bike shed overwhelms the front path of no. 12, due to the low wall and metal fence between the properties.</li> <li>• The shed is visible all along the street and diminishes the feel of the conservation area.</li> <li>• The bike shed will set a precedent which will change the feel of the street.</li> <li>• It is inappropriate for the bike shed to be built, after the applicant had originally put in planning permission for a lower shed after a shed this size was not given planning permission.</li> <li>• There are other alternatives to placing a bike shed in the front yard area, including parking the cycles storing the applicant's bikes without a shed, putting the shed in their back garden, or keeping an expensive bike in the house on a wall.</li> </ul> <p><b><u>Officer's response</u></b></p> <p><i>Please see sections 5 and 6 of the report where effects on conservation, the street setting, and residential amenity are discussed.</i></p> <p><i>It is acknowledged an enforcement notice against the constructed shed has been raised by Camden Council. The applicant has sought to address the enforcement notice by seeking planning permission to build a larger cycle shed in accordance with the shed's constructed specifications.</i></p> <p><i>The previous application 2021/5599/P assessed the appropriateness of the principle of constructing a bike shed in the front yard area. The subject application assesses the appropriateness of constructing a bike shed in accordance with the revised, larger specifications.</i></p>			
<b>Mansfield CAAC:</b>	<p>A letter of <b>objection</b> was received on behalf of Mansfield CAAC. Their objection comments are outlined verbatim below:</p> <p><i>This application is infuriating. The CAAC objected to the original proposed height of this cycle store and the applicants revised their scheme to suit this. They then built that larger shed and are now seeking to have this approved retrospectively. There is no information on the application case file to justify</i></p>			

	<p><i>this and this seems to be merely and attempt to get away with ignoring a planning restriction. Please refuse this and enforce.</i></p> <p><b><u>Officer's response</u></b></p> <p><i>It is acknowledged an enforcement notice against the constructed shed has been raised by Camden Council. The applicant has sought to address the enforcement notice by seeking planning permission to build a larger cycle shed in accordance with the shed's constructed specifications.</i></p>
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## Site Description

The site is located on the east side of Mackeson Road, at a slight bend in the road, near to mid-way along the street block. The site comprises a three storey flat, part of a terrace which continues the length of Mackeson Road. A similar terrace is located on the opposite side of Mackeson Road.

The terraces include bay windows at the ground floor and first floor levels over the street elevation.

The terraces are generally setback from the street by approximately 2.5 – 3m. The road frontages and front yard side boundaries generally comprise low-level brick walls with pillars. Some sites have planting along the road frontage either atop or behind the walls, and or metal railings atop the walls.

The site lies within the Mansfield Conservation Area (CA) and is not identified in the Mansfield Conservation Area Appraisal and Management Strategy as either a listed building, positive building, or a negative building.

## Relevant History

The planning history for the application site can be summarised as follows:

### **2021/5599/P:**

Erection of a cycle store within the front garden and installation of new railings and gate.

**Granted 9/03/2022**

### **2021/0552/P**

Erection of rear dormer roof extensions, installation of metal balustrade for the use of the flat roof at second floor outrigger as a roof terrace.

**Granted 27/05/2021**

## Relevant policies

### **National Planning Policy Framework (2021)**

### **The London Plan (2021)**

### **Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **C5** Safety and security
- **D1** Design
- **D2** Heritage
- **T1** Prioritising walking, cycling and public transport

### **Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)

### **Mansfield Conservation Area Appraisal and Management Strategy (2008)**



## Assessment

### 1. The proposal

- 1.1 This application seeks to change condition 2 of planning permission 2021/5599/P to authorise a recently installed bicycle shed.
- 1.2 The consent allowed for a bike shed to be installed within the front yard. The application plans detailed the bike shed with a height of 1.15m, 1.1m width and 2.6m length. It is noted the decision notice references the height of the bike shed as 1.1m. The bike shed would sit parallel to the boundary wall shared with 12 Mackeson, being built directly adjacent to this boundary as well as the road frontage boundary.
- 1.3 The applicant has subsequently constructed a bike shed, within the same footprint as the consented design, which exceeds the height prescribed in the planning permission. The constructed bike shed has a height of 1.335m. The width of the constructed bike shed (including overhang) remains the same as the approved consent, and the length (including overhang) at 2.56m is slightly less than the 2.6m specified in the approved consent.
- 1.4 The railings and gate component of the proposal have not been implemented. The application plans also reference a hedge being planted along the road frontage; however this hedge has also not been implemented.
- 1.5 The applicant has proposed to install 150mm height metal railings atop the front boundary wall and front yard party wall with 12 Mackeson.
- 1.6 The applicant has advised that it is not practicable to plant hedging along the front boundary, due to the new drainage installed just behind the brick wall.

### 2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
- The visual impact upon the character and appearance of the host property, streetscene, local area (Design and Heritage)
  - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

### 3. Design and Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserves or enhances the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.2. Camden Planning Guidance (CPG Design, paragraph 4.48) refers to the “...*integration of a number of competing needs such as the provision of bins, cycle storage...*”. The guidance states these elements should be constructed with materials sympathetic to the site and surrounds, and that the visual impact of storage areas can be minimised by careful siting and incorporating planters to screen developments and incorporating green roofs as part of their structure.
- 3.3. The cycle shed is located in the front yard of the property, a location prominent to and visible from north and south approaches on Mackeson Road. Notwithstanding the minimal increase and difference in height between the consented and constructed shed, as discussed for the reasons below the additional height and constructed bulk of the shed does not breach a ‘tipping point’ for where the constructed bulk of the shed would be unacceptable.

- 3.4. The shed is constructed with timber and painted with a black finish, in keeping with the character of the conservation area. The materiality for the shed is therefore designed to be recessive and sympathetic within the context of the Mackeson Road streetscape.
- 3.5. It is noted that the increased height of the shed will partially obscure a view of the residence's bay window, which is not conducive in terms of maintaining the character and appearance of the conservation. However, the reduction itself is relatively small such that the shed's impact on the conservation values of the host building is limited. By way of mitigation, the applicant has agreed to constructing metal railings atop the front boundary brick wall and front yard brick party wall shared with 12 Mackeson Road. Metal railings atop lower front boundary walls are common on properties along Mackeson Road and contribute to the character of the conservation area. Metal railings and gates were likely an original feature of these walls, but were taken away as salvage. The return of the railings will have a positive contribution to the conservation area, while also going some way in limiting visibility of the shed and providing a buffer between the shed and the street, reducing the shed's prominence.
- 3.6. The option of planting hedging behind the front boundary wall (in addition to installing metal railings) was also explored and discussed with the applicant. The applicant has advised and provided evidence that it is not possible for hedging to be planted behind the wall, due to the constraints of the recently constructed drainage system situated just behind the wall. Notwithstanding this, the provision of metal railings alone will be sufficient in offsetting the dominance and impact of the shed on the streetscape.
- 3.7. In terms of impacts on the wider street setting, the bulk of the consented bike shed already has noticeable presence as viewed along the street. However, given the modest increase in height of the constructed shed, when the shed is viewed in wider views along the street, the shed will not appear as noticeably more dominant within or harmful to the street setting and conservation area compared to the consented design. The constructed bike shed would preserve the character and appearance of the Belsize Conservation Area.
- 3.8. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

#### **4. Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. Given the minimal increase and difference in height between the consented and constructed shed, and the constructed shed's positioning and footprint remaining the same as the consented design, any additional overshadowing to the front garden of the adjacent property at 12 Mackeson Road will be negligible. The lower part of the shed will continue to be screened by the existing brick party wall, with the upper part being partly obscured by the metal railings, limiting the prominence of the shed to this adjoining property.

#### **5. Recommendation**

- 5.1. 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***

**6<sup>th</sup> February 2023, 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: 2022/4716/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
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Date: 1 February 2023

**Development Management**  
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Paolo Ferrari  
14 Mackeson Road  
Camden  
London  
NW3 2LT  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Variation or Removal of Condition(s) Granted**

Address:

**14 Mackeson Road  
London  
Camden  
NW3 2LT**

# DECISION

Proposal:

Variation of condition 2 (approved plans) of planning permission 2021/5599/P, dated 17/03/2022 (for: erection of a cycle store within the front garden and installation of new railings and gate), namely to increase the height of the bike shed

Drawing Nos:

Superseded Plans: EX01; EX02; P01b and Design and Access Statement dated December 2021.

Approved Plans: Proposed Front Garden Plan Front Elevation Section A-A, prepared by Eca Studio Ltd., dated 10 January 2023; Front Garden Plan; and 'Prince' Metal Railing specifications, prepared by KP Engineering Works Ltd.

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 the original permission granted on 17 March 2022 under reference 2021/5599/P.

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- Location Plan Site Plan, dwg. no. EX02, dated 28/01/2021, Proposed Front Garden Plan Front Elevation Section A-A, prepared by Eca Studio Ltd., dated 10 January 2023; Front Garden Plan; and 'Prince' Metal Railing specifications, prepared by KP Engineering Works Ltd.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Within 6 months of the date of this approval, metal railings in accordance with the plans and documentation hereby approved shall be fully implemented and retained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.

- 3 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

**DRAFT**

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

**DECISION**