

29 October 2013



Planning and Built Environment  
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Dear Sir/Madam

**Portland House, Ryland Road, NW5 3EB  
Application for Planning Permission**

On behalf of the applicant, Delbanco Meyer & Co Ltd, we are instructed to submit an application for planning permission at the above address for:

***Erection of two balconies and associated alterations to fenestration at first floor level of the west elevation to provide outside amenity space to two approved residential units***

In support of this application, in addition to this planning, design and access statement please find enclosed the following:

- The completed application form with necessary certificates;
- A CIL additional information form;
- A location plan;
- A site plan, Ref: 202\_005 P1
- An existing first floor plan, Ref: 202\_010 P1, showing the current office layout of the floorplate;
- An approved first floor plan, Ref: 202\_011 P1, showing the residential layout of the floorplate that has been given Prior Approval;
- A proposed first floor plan, Ref: 202\_111 P1;
- Existing elevations, Ref: 202\_030 P1; and
- Proposed elevations, Ref: 202\_300 P1.

An application fee cheque for £339 will be submitted separately by post.

**Background**

Portland House is set over basement, ground and four upper floors. Its use is currently a mix of office accommodation at lower floors levels and residential units above.

The site is located on Ryland Road, just east of the junction of Grafton Road. The surrounding area is predominantly residential with local retail facilities and light industrial B1(c) units. Ryland Road is predominantly made up of two storey period terrace housing, with an increase in height towards the junction with Grafton Road.

The site benefits from good access links, with Kentish Town West Station (London Overground) almost immediately adjacent to the site and Kentish Town Station (Northern Line Underground and mainline connections) located 0.5 miles from the site.

The site has no specifically designated historical or heritage interest. The site is not listed although it is within the Inkerman Conservation Area. There is no Article IV Direction applicable to the property.

## Planning History

A number of planning applications have been made on the site, predominantly relating to the change of use of various levels within the building from office to residential use. Most recently, the first floor has recently been granted prior approval for conversion from office use to three 2-bedroom residential apartments (Ref: 2013/4786/P) in accordance with Class J of Schedule 2 of the *Town and Country Planning (General Permitted Development) Order 1995* (as amended). A further application for prior approval with reference to Class J of the GPDO is currently under consideration.

As part of previous applications for the change of use of the upper levels of the building, planning permission has also been granted for external alterations including balconies at second, third and fourth floor levels to serve the new residential accommodation.

The previous planning applications considered to be of particular relevance to this current application are further detailed below as follows:

Reference	Description	Date	Decision
2013/6447/P	Change of use of ground floor from office (Class B1a) to 3 x 2 bedroom residential units (Class C3) (submission for Prior Approval)	October 2013	Current, awaiting decision
2013/4786/P	Change of use of first floor from office (Class B1a) to 3 x 2 bedroom residential units (Class C3) (submission for Prior Approval)	July 2013	Granted Prior Approval
2012/6833/P	Details of conditions 3 (boundary wall brickwork), 5 (green roof), 8 (noise attenuation) of planning permission dated 21/02/12 (ref.2011/1484/P) for the change of use and works of conversion from office use (Class B1) to 9 x residential units (Class C3) on second to fourth floors and retention of office space at basement, ground and first floors with associated works to include replacement windows, addition of balconies and a new entrance with glazed canopy on Wilkin Street.	January 2013	Granted
2012/6021/P	Change of use of existing showroom building (Class B1) to 1x3 bed residential unit (Class C3) and associated works including alterations to windows and doors, provision of balcony at first floor level and metal fins at second floor level on east (front) elevation, provision of window at first floor and balcony with metal fins at second floor level on north (side) elevation and installation of five windows on west (rear) elevation.	November 2012	Granted subject to a Section 106
2012/2386/P	Change of use from office (Class B1a) to residential (Class C3) to provide 3 x two bedroom self contained flats at first floor level.	May 2012	Withdrawn
2011/1484/P	Change of use and works of conversion from office use (Class B1) to 9x residential units (Class C3) on second to fourth floors and retention of office space at basement, ground and first floors with associated works to include replacement windows, addition of balconies and a new entrance with glazed canopy on Wilkin Street.	May 2011	Granted subject to a Section 106

PEX0201108	Renewal of permission dated 09/01/98 (Ref: PE9700499) for an additional floor at roof level to existing 5 storey building and various elevation alterations. As shown on drawing numbers: 954.031, 841/P01 REV.B, 841/PO2 and 841/P03 REV.A	January 2003	Granted
PEX0201107	the erection of an additional floor at second floor level on top of existing 2-storey showroom building. As shown on drawing numbers: 954 01, 954 02A and 954 03A	December 2002	Granted
PE9700499R1	for the erection of additional floor at roof level and various elevational alterations to the building. As shown on drawing nos. 841/P01B, 03A.	October 1997	Granted

### Proposed Development

It is proposed to erect two balconies on the western elevation of the building at first floor level. These balconies are intended to serve two of the residential units that have been approved for this level following the granting of Prior Approval for a change of use from the current office accommodation (Reference: 2013/4786/P).

It should be made clear that no internal alterations or change to the use of existing floorspace is proposed as part of this application. The change of use from office to residential use at first floor level has already been deemed acceptable with the granting of Prior Approval in line with Class J of Schedule 2 of the *Town and Country Planning (General Permitted Development) Order 1995* (as amended).

Any application for Prior Approval is limited to providing a change of use of the relevant floorspace and internal alterations to support the new use only. External alterations to a building cannot form part of any submission for Prior Approval.

Following the granting of the Prior Approval for residential use of the first floor level of Portland House, this application is considered to provide additional enhancement to the agreed development to provide external amenity space to two of the units that have been approved.

Each balcony will be for the private use of one of the approved residential units. They will be accessed by replacing a single window adjacent to each with a matching door.

It should be noted that the removal of the metal external fire escape stair has previously been approved as part of the application for development of the adjacent showroom building (Ref: 2012/6021/P).

### Planning Policy Framework

The 2004 *Planning & Compulsory Purchase Act* requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise. In this case the Development Plan comprises;

- *The London Plan (adopted 22 July 2011); and*
- *The London Borough of Camden Core Strategy and Development Policies (both adopted November 2010).*

Other documents of relevance to the application are;

- *The National Planning Policy Framework, adopted March 2012; and*

- *Various Camden Planning Guidance documents.*

The proposed development is in conformity with the *NPPF's* golden thread of a presumption in favour of sustainable development.

### **Design Considerations**

The proposed balconies will be constructed in metal and timber. Their appearance will replicate that of the previously approved balconies that have been erected to other parts of the building (Reference: 2011/1484/P).

Given the previous approval of these balconies of the same design around this building, it is considered that the design is entirely in keeping with the existing character and appearance of the building.

In addition, this development will provide areas of private amenity space to two of the approved residential units that will be provided at first floor level.

The proposed development also replicates the previously approved alterations to the building in terms of how existing windows within the building's elevation will be replaced by new doors in order to provide access to each balcony.



**Figure 1: The southern elevation of Portland House with the existing balconies at second, third and fourth floor levels shown. The proposed balconies to the first floor level of the western elevation will replicate the appearance of these**

In each case, a single window will be replaced with a Crittall frame door that replicates the general appearance of the existing windows within the building's elevations. This is the same solution that has been

employed as part of the erection of balconies at other levels of the building in accordance with earlier planning approvals.

On this basis, it is considered that the proposed development secures high quality design that respects the existing character and appearance of the building in line with the requirements of *Development Policy DP24*.

### **Access**

This development will have no impact upon the existing access to any part of the building. The changes proposed are limited to external alterations at first floor level only.

### **Other Planning Considerations**

In proposing external amenity space at an elevated position, the applicant is aware of the need to protect the amenity of existing occupiers, neighbouring residents and new residents. This is particularly relevant in terms of overlooking into residential buildings.

There are no buildings, and therefore no facing windows, immediately to the west of Portland House. Instead, the application site is immediately adjacent to the brick arched viaduct that carries the London Overground railway north from Kentish Town West station.

The first floor level of the site is set a little lower than the height of the railway viaduct. Therefore, the only view from the balconies will be towards the brick elevation of the arched viaduct. As such, there will be no direct overlooking to or from adjacent buildings as a result of the erection of these balconies.

Given this, the proposed development will have no impact upon any amenity matters and is in accordance with the requirements of *Development Policy DP26* and the relevant guidance set out within *CPG6: Amenity*.

### **Conclusions**

The first floor level of Portland House has been granted Prior Approval for a change of use from Class B1(a) office use to Class C3 residential use in line with Class J of Schedule 2 of the *Town and Country Planning (General Permitted Development) Order 1995* (as amended). This change of use can now take place (subject to giving appropriate notice) without further requirement for planning permission to be obtained.

This current application has been submitted on the basis of providing additional enhancements to two of the residential units that have been approved. Each balcony will provide an area of private external amenity space to residents of two of the approved units.

The balconies proposed reflect those which have been previously approved at higher levels of the building. This includes the use of metal and timber for construction and the alteration to the existing window in order to provide a Crittall framed door as access to each balcony.

There are no concerns with regard to amenity and overlooking, with the balconies facing only the viaduct carrying the London Overground railway line rather than any other buildings. The provision of the new balconies will not create any additional overlooking or loss of privacy.

Given the previous approval of balconies of the same design elsewhere on the building, the current proposal is considered to be entirely in-keeping with the character and appearance of Portland House.



I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me as set out at the head of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nigel Dexter". The signature is stylized and written in a cursive-like font.

Nigel Dexter  
Planner