

Savills
33 Margaret Street
London
W1G 0JDApplication Ref: **2014/3918/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

20 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) RefusedAddress:
Portland House
Ryland Road
London
NW5 3EB

Proposal:

Variation of replacement condition 7 (approved plans) of planning permission 2014/0405/P (for alterations to planning permission 2012/6021/P dated 27/08/2013), namely to provide a roof terrace with associated green wall privacy screen.

Drawing Nos: Site Location Plan 005 Rev P1; 202_150 Rev P2; 202_210 Rev P2; 202_211 Rev P2; 202_350 Rev P2; 202_150 Rev P1; 202_210 Rev P4; 202_211 Rev P4; 202_350 Rev P3; Design and Access Statement by CSA; Letter from Savills dated 11/06/2014.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The Council refuses the Minor Material Amendment application (2014/3918/P) at the Showroom building of Portland House, Ryland Road, London, NW5 3EB by reason that the proposed works cannot reasonably be classified as "minor" given their scale and detrimental impact on the appearance of the showroom building &



the Inkerman Conservation Area, and impact on the amenity of neighbouring occupiers in Portland House (Brinsmead apartments) by reason of overlooking and loss of privacy, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies .

- 2 The proposed development, in the absence of a legal agreement securing a deed of variation to the original permission would be contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

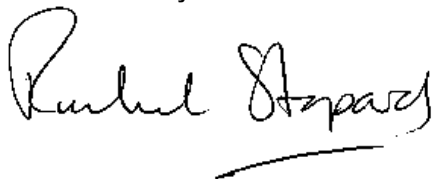
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment