

Delegated Report		Analysis sheet		Expiry Date:		22/10/2014	
		N/A		Consultation Expiry Date:		09/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/5490/P			
Application Address				Drawing Numbers			
Delbanco Meyer & Co Ltd. Brinsmead Apartments 25A Ryland Road London NW5 3EB				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing street access gate with new electronically operated hardwood timber clad entrance gate with pedestrian pass door and branded text. Addition of ground level planters and Crittall door to ground level of Portland House.							
Recommendation(s):		Grant conditional permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	42	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 18/09/2014 – 09/10/2014 Site Notice displayed from 17/09/2014 – 08/10/2014 No responses received.					
CAAC/Local groups* comments: *Please Specify		No response received from Inkerman Conservation Area.					

Site Description

This application site is located on the corner of Ryland Road and also fronts onto Wilkin Street, with the access to off-street parking area and the building solely accessed from Ryland Road. The building to which this application relates is a three storey 'showroom' structure, located in the south-west corner of the site. The showroom building is a traditional mews building, but has been heavily modified and contains a large fully glazed contemporary roof extension and modern timber casement windows (see relevant history).

It is adjacent to the primary building on the site, a large late 19th Century six storey industrial building. This building was recently converted at second floor and above for residential use (see relevant history). Most recently two prior approval applications have been granted for the conversion of the ground and first floors to residential use (see relevant history). Both buildings are under the same ownership within the same application site, as reflected in the site location plan submitted with the application. The site is located within the Inkerman Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area. The building is not listed.

The site is located close to Kentish Town West Mainline Station and line (to the west), beyond which is Talacre Open Space and the associated sports centre, games court and playground. The site has most recently been occupied by a single business user who no longer requires the majority of the main building or the showroom building for the operation of their business.

The buildings surrounding the application site are predominately residential along Ryland Road and Grafton Road at this point, with some commercial spaces (such as Imperial Works to the south of the application site and Ryland House to the east of the application site) also in close proximity to the site.

Relevant History

PEX0201107: The erection of an additional floor at second floor level on top of existing 2-storey showroom building. Granted 10/02/2003.

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.

This application was considered at the Development Control Committee Meeting on 11/08/2011, where it was resolved by members that planning permission could be granted subject to conditions and a S106 Legal Agreement covering the following Heads of Terms:

- Car capped
- Education Contribution of £33,804
- Affordable housing in lieu of direct provision a financial contribution of £369,145
- Open Space Contribution of £13,527
- Sustainability Plan (Eco Homes 'very good')

The S106 was signed and full planning permission granted on 21/02/2012.

2011/5370/P - Erection of a roof extension to create one three bed residential dwelling (Class C3) at fifth floor level.

The application was considered at the Development Control Committee Meeting on 02/02/2012, where it was resolved by members that planning permission could be granted subject to conditions and a S106 Legal Agreement covering the following Heads of Terms:

- affordable housing contribution – £94,207;

- car-free housing for the one unit created;
- education contribution of £6,322;
- open space contribution of £2,317;
- code for sustainable homes design stage and post construction assessment;
- energy statement;
- Provision of additional affordable housing if Portland House is extended or converted above and beyond the 10 residential units created by this and application 2011/1484/P.

The S106 was signed and full planning permission granted on 30/03/2012.

2012/2386/P - Change of use from office (Class B1) to residential (Class C3) to provide 3 x two bedroom self contained flats at first floor level. **Withdrawn 20/06/2012.**

2012/6831/P - Details of conditions 2 (window details), 3 (green roof and plant species), 6 (noise attenuation) of planning permission dated 30/03/12 (ref.2011/5370/P) for the erection of a roof extension to create one three bed residential dwelling (Class C3) at fifth floor level. **Granted 21/02/2013.**

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. **Granted 21/02/2013.**

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.

The application was considered at the Development Control Committee Meeting on 17/01/2013, where it was resolved by members that planning permission could be granted subject to conditions and a S106 Legal Agreement covering the following Heads of Terms:

- affordable housing payment in lieu contribution of £206,144;
- provision of additional affordable housing if the application site is extended or converted above and beyond the 11 residential units created by this and applications 2011/1484/P & 2011/5370/P;
- car-free housing for the one unit created;
- education contribution of £6322;
- open space contribution of £2317.

The S106 was signed and full planning permission granted on 27/08/2013.

2013/4786/P - Change of use of first floor from office (Class B1a) to 3 x 2 bedroom residential units (Class C3). **Prior approval granted following completion of S106 Legal Agreement (relating to car-free housing and cycle parking provision) 16/09/2013.**

2013/6447/P - Change of use of ground floor from office (Class B1a) to 3 x 2 bedroom residential units (Class C3). **Prior approval granted following completion of S106 Legal Agreement (relating to car-free housing and cycle parking provision) 29/11/2013.**

2013/6961/P - Erection of two balconies and associated alterations to fenestration at first floor level of the west elevation. **Granted 24/12/2013.**

2014/0405/P - Variation of condition 7 (approved plans) of planning permission 2012/6021/P dated 27/08/2013 (for change of use of showroom building (Class B1) to 1x3 bed residential unit (Class C3) and associated works), namely to allow minor external alterations to balconies, entrance doors, windows, creation of sedum roof and internal modifications to add an extra bedroom. **Granted after completion of deed of variation S106 Legal Agreement 01/05/2014.**

2014/3918/P - 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. – **Refused 20/08/2014**

Relevant policies

LDF Core Strategy and Development Policies

- CS1 Distribution of growth
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces & encouraging biodiversity
- CS19 Delivering and monitoring the Core Strategy
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/2013

Inkerman Conservation Area Statement (Adopted October 2001)

London Plan 2011

National Planning Policy Framework (Adopted 27/03/2012)

Assessment

Proposal:

The proposal is to replace the existing gate with a new electronically operated hardwood timber gate with a pedestrian pass door and branded text. It is also proposed to install a new crittall door to the ground floor of Portland House and new planting to part of the front elevation of 25A and to the front of the showroom. New paving is also proposed to the corridor next to the viaduct and the front elevation of the showroom.

Amendments:

The original plans showed a timber fence and timber decking that would cover the front entrance to the showroom. This was seen as detrimental to the character and appearance of the property and not seen as appropriate landscaping for this type of building. This has now been removed and planters alone are proposed.

Assessment:

Design:

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

Camden Design Guidance (CPG1) states:

Due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene. For boundary treatments around listed buildings or in a conservation area we will expect:

- the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features*
- the works preserve and enhance the existing qualities and context of the site and surrounding area.*

The proposed fence is not seen to cause any detrimental impact to the design of the building or wider conservation area. Given the location of the fence, right next to the viaduct, and the height of Ryland House itself, it would also not be prominent in the streetscene. The fence is considered to preserve and enhance the existing context and qualities of the site and as such is in compliance with guidance in CPG1 and DP24 and DP25.

Following from this, the proposed Crittall door to the side elevation is also considered acceptable. It is located opposite the viaduct, is not particularly visible from the street and would have no negative effect on the character or appearance of the building itself.

Finally, the proposed planters are also seen as acceptable in design terms. The proposed planters are considered to contribute to the attractiveness of the development, soften and balance the impact of the building and contribute to the biodiversity of the site. They are therefore considered acceptable and in compliance with DP24.

Amenity:

The proposed works would have not lead to any loss of light, overbearing impact or loss of privacy to any neighbouring properties. They are therefore in compliance with DP26 and guidance in CPG6.

Recommendation: Grant planning permission.