

Mr James Munro  
HPP Architects  
3-5 Bleeding Heart Yard  
London  
EC1N 8SJ

Application Ref: **2011/1484/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

21 February 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Portland House  
Ryland Road  
London  
NW5 3EB**

#### **Proposal:**

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.

Drawing Nos: 1051.01; 1051.02; 1051.03; 1051.04; 1051.05 Rev A; 1051.06; 1051.07 Rev A; 1051.08 Rev A; 1051.09 Rev A; 1051.10 Rev A; 1051.11 Rev A; 1051.12; 1051.13;  
Energy Statement May 2011; Ecohomes Pre-Assessment 26th April 2011;

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 this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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 policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 A sample panel of the boundary wall brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans 1051.01; 1051.02; 1051.03; 1051.04; 1051.05 Rev A; 1051.06; 1051.07 Rev A; 1051.08 Rev A; 1051.09 Rev A; 1051.10 Rev A; 1051.11 Rev A; 1051.12; 1051.13;

Reason:

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

- 5 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason:

To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies 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) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, the proposed cycle storage area for 16 cycles as hereby approved by the Council shall be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The details of the refuse store hereby approved, including the layout, sections, elevations and facing materials to be used shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to commencement of development a PPG24 noise assessment shall be submitted. Any sound attenuation measures outlined in this assessment shall be installed prior to occupation of any of the residential units, and retained and maintained thereafter.

Reason: To safeguard the future residential amenities of the occupiers of the building in accordance with the requirements of policy Cs5 - Managing the impact of growth and development of the London Borough of Camden Local Development Framework Core Strategy and policies Dp26 - Managing the impact of development on occupiers and neighbours and Dp28 - Noise and vibration of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 6956) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk)
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), CS11 (Promoting sustainable and efficient travel), 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), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS18 (Dealing with our waste and encouraging recycling) and CS19 (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP13 (Employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing

high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access), DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities), and DP32 (Air quality and Camden's Clear Zone).

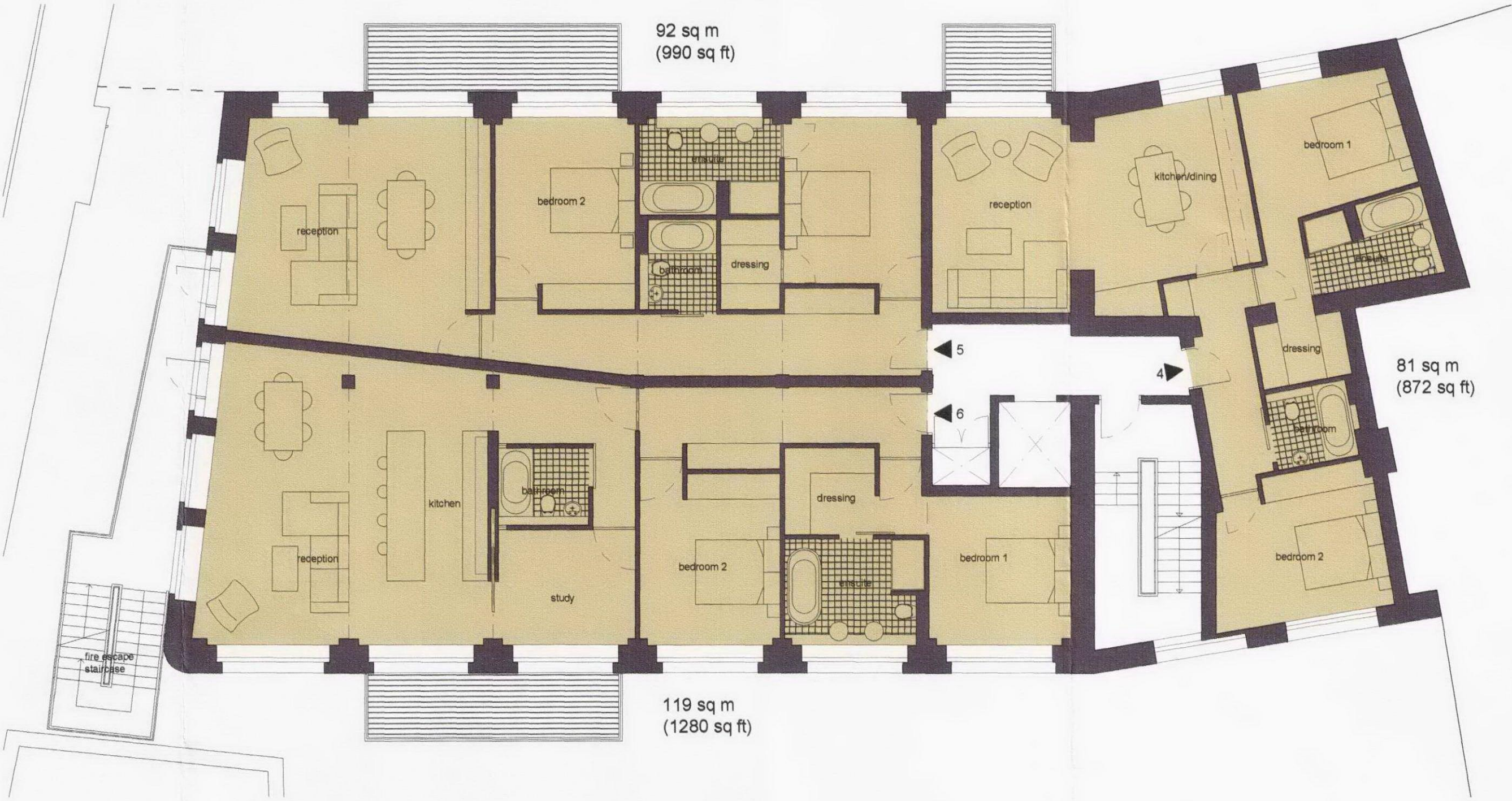
- 5 Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:-In overall terms it is considered that the proposed scheme represents a high quality refurbishment and sensitive additions and alterations to an existing building, retaining an appropriate level of office accommodation and nine residential units at the site, including a suitable contribution to affordable housing in the borough. The proposed alterations and extensions to the building are considered to respect the host property whilst preserving the character and appearance of the conservation area. The new uses are not considered to harm neighbour amenity or traffic conditions in terms of outlook, light, privacy, noise, traffic or parking. The new building will be fully accessible and sustainable in its design and will exceed the 10% target for onsite renewable energy provision.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ

**Disclaimer**

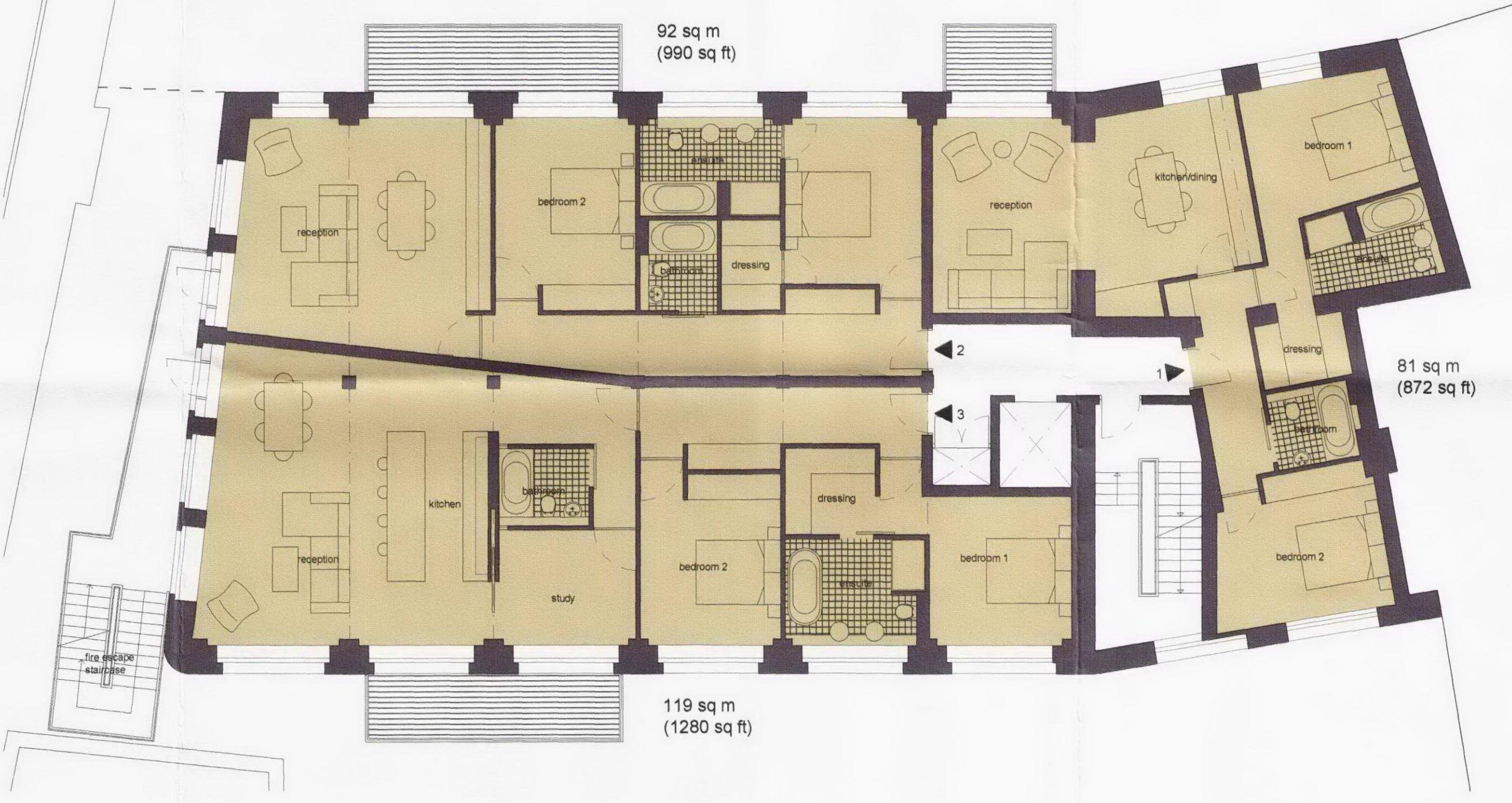
***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***



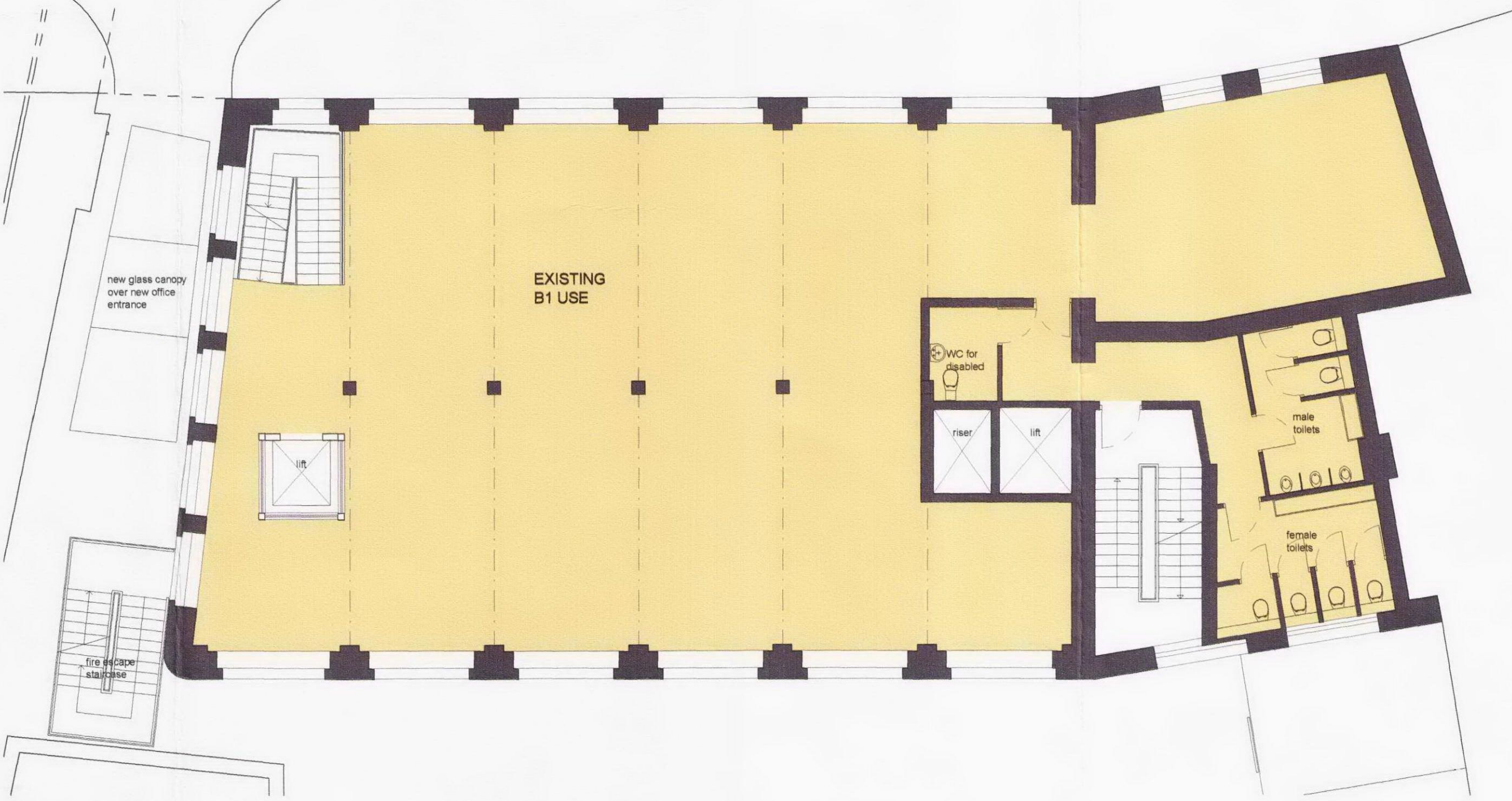
third floor plan



second floor plan



first floor plan



REV DATE AMENDMENT BY

PRELIMINARY

h/p architects  
HEBER PERCY & PARKER ARCHITECTS  
3-5 Beeding Street, York, London, EC1N 8SJ  
T: 020 7404 2535 F: 020 7404 2545  
E: sam@hpb.co.uk

PROJECT  
PORTLAND HOUSE  
RYLAND ROAD  
CLIENT  
DELBANCO MEYER

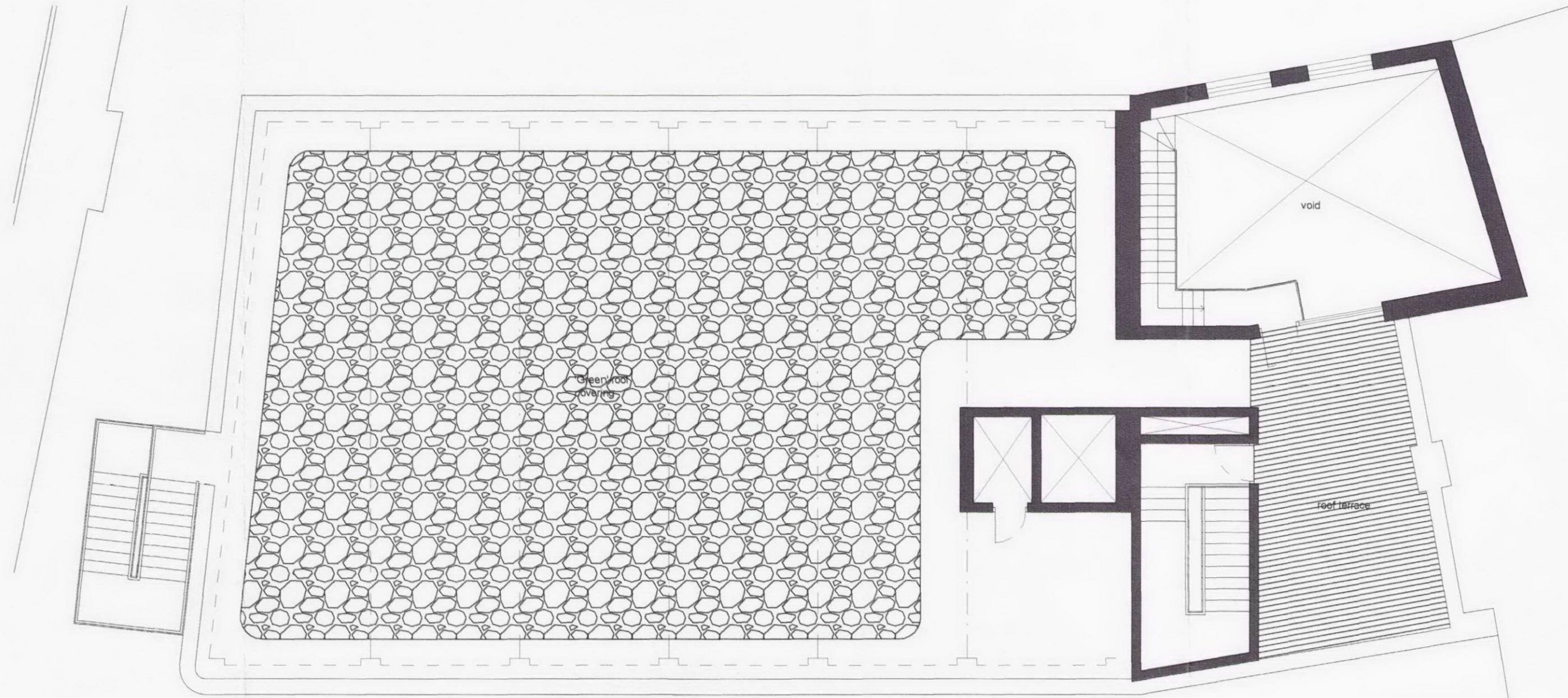
DRAWING DESCRIPTION  
PROPOSED FIRST TO THIRD FLOOR PLANS

SCALE 1:100@A1  
DRAWN BY JM  
DATE SEPT 2010  
DRAWING NUMBER 1051.06  
REV

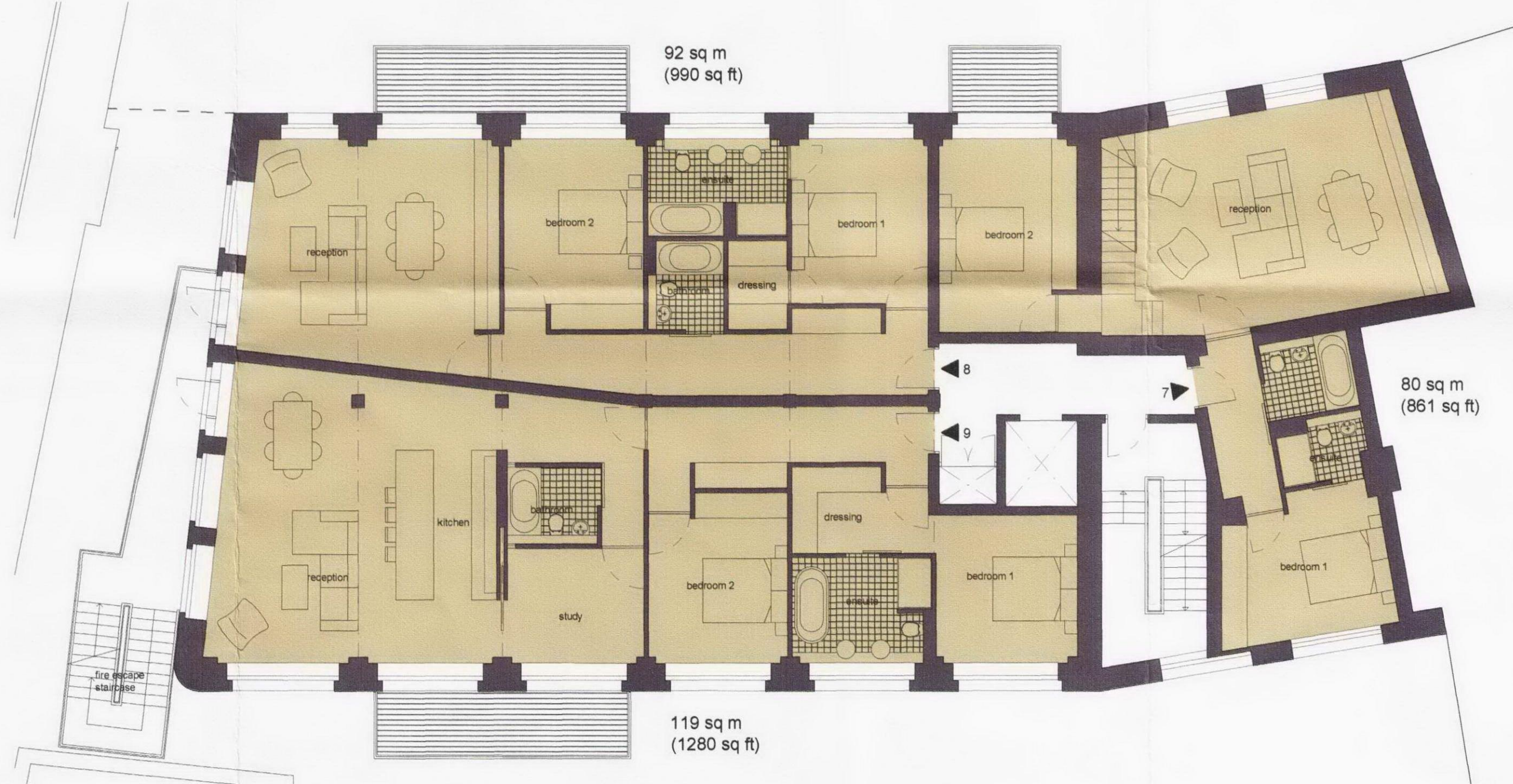
NOTES  
1. THIS DRAWING IS NOT TO BE SCALED  
& CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS  
3. THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS



roof plan



fourth floor plan



A	14.04.11	roof finish reference altered	JM
REV	DATE	AMENDMENT	BY

**h/p**  
architects  
HEBER PERCY & PARKER ARCHITECTS  
3-5 Bleeding Heart Yard, London, EC1N 8SJ  
T: 020 7404 8525 F: 020 7404 8545  
E: info@hepbp.co.uk

PROJECT  
PORTLAND HOUSE  
RYLAND ROAD

CLIENT  
DELBANCO MEYER

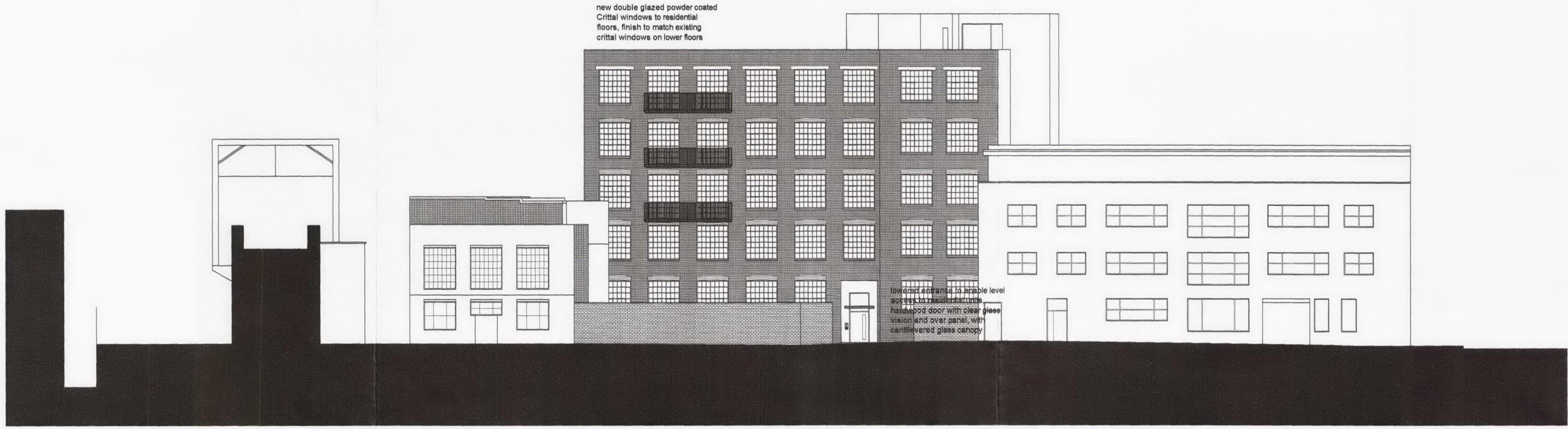
DRAWING DESCRIPTION  
PROPOSED FOURTH FLOOR AND ROOF PLANS

SCALE	DRAWN BY	DATE
1:100@A1	JM	SEPT 2010
DRAWING NUMBER	REV	
1051.07	A	

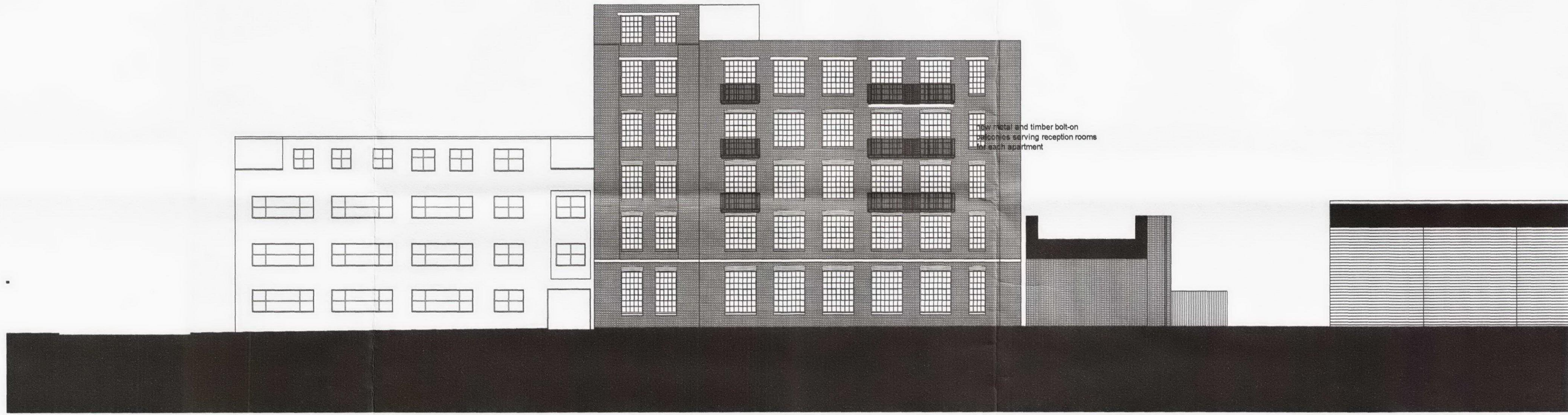
NOTES:  
1. THIS DRAWING IS NOT TO BE SCALED  
2. CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS  
3. THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS



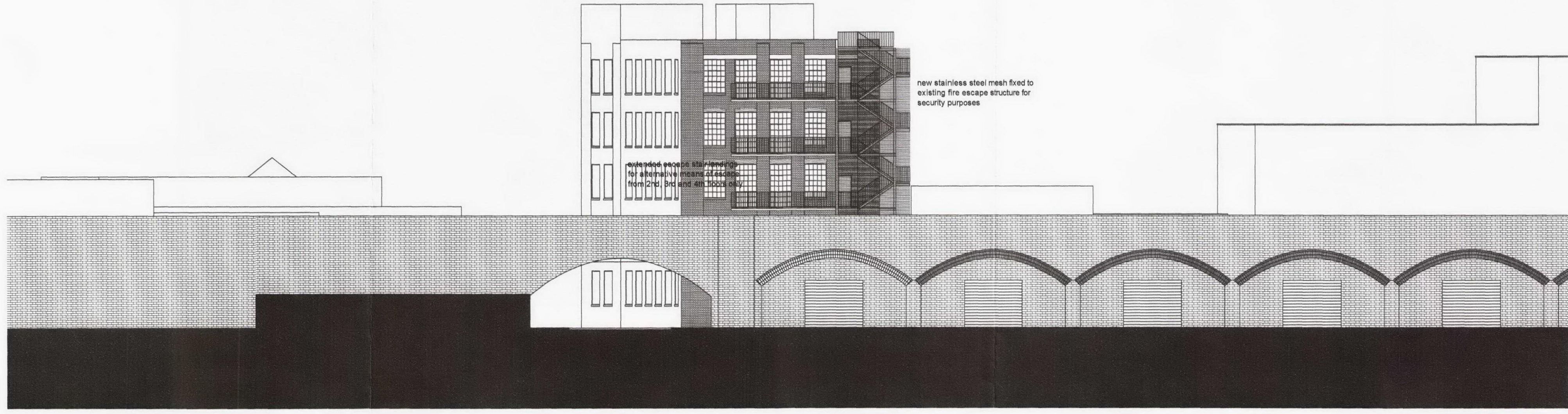
elevation AA  
(south)



elevation BB  
(north)



elevation CC  
(west)



REV	DATE	AMENDMENT	BY
A	14.04.11	entrance canopy added	JM

h/p architects  
HEBER PERCY & PARKER ARCHITECTS  
3-5 Blenheim Yard, London, EC4N 8SJ  
T: 020 7464 8225 F: 020 7464 8247  
E: admin@hpbpa.co.uk

PROJECT  
PORTLAND HOUSE  
RYLAND ROAD

CLIENT  
DELBANCO MEYER

DRAWING DESCRIPTION  
PROPOSED ELEVATIONS

SCALE  
1:200@A1

DRAWN BY  
JM

DATE  
SEPT 2010

DRAWING NUMBER  
1051.08

REV  
A

NOTES  
1. THIS DRAWING IS NOT TO BE SCALED  
2. CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS  
3. THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS