

Ms Helen Leask  
Leask Architecture  
21 Hawley Square  
Margate  
Kent  
CT9 1PQ

Application Ref: **2016/4508/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

26 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Ryland House**  
**24A Ryland Road**  
**London**  
**NW5 3EH**

Proposal:

Relocation of entrance to the boundary line to Ryland Road elevation and replacement roller shutter to the vehicle entrance to Wilkin Street elevation.

Drawing Nos: Design & Access Statement 1st Sept 2016; 17-SP-00; 17-GA-00; 17-GE-01; 17-GE-02; 17-GE-03; 17-EX-00; 17-EE-01; 17-EE-02; 17-GS-01

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement 1st Sept 2016; 17-SP-00; 17-GA-00; 17-GE-01; 17-GE-02; 17-GE-03; 17-EX-00; 17-EE-01; 17-EE-02; 17-GS-01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the entrances are considered to be acceptable in design and appearance and would not appear out of character with the existing building which is currently in use as offices. The design details and materials replicate the existing albeit brought forward to the boundary line on Ryland Road, therefore they would be sympathetic to the host building which was recently refurbished and would preserve the character of the Inkerman Conservation Area. The removal of the recessed entrance is appropriate in this location, as it does not allow for anti social behaviour and the security shutter is installed behind the glazing reducing its visual impact on the street scene. The site is in a predominantly residential area and due to the minor nature of the alterations, they are not considered to significantly harm the amenity of residential occupiers in terms of loss of light, privacy or outlook.

No objections have been received prior to making this decision and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS1, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy,

and policies DP24, DP25, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies in The London Plan 2016 and The National Planning Policy Framework.

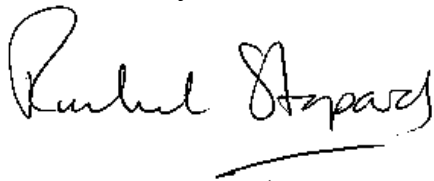
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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.

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



Rachel Stopard  
Executive Director Supporting Communities