

Application ref: 2023/2995/L
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Etchingam Morris Architecture Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

11 Primrose Hill Studios
Fitzroy Road
London
Camden
NW1 8TR

Proposal:

Internal alteration works including the installation of new cabinetry and fittings, relocation of kitchen facility, alterations to stair / mezzanine balustrade, building heating / plumbing services and modern floor construction. Introduction of new floor finishes.

Drawing Nos: ST818 03, ST818 02, ST818 04, location plan, ST818 05, ST818 06, ST818 08, ST818 07, ST818 10a, ST818 14a, ST818 13b, ST818 11b, ST818 12b

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

ST818 03, ST818 02, ST818 04, location plan, ST818 05, ST818 06, ST818 08, ST818 07, ST818 10a, ST818 14a, ST818 13b, ST818 11b, ST818 12b

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a 19th-century grade-II-listed artist's studio, now a house, making a positive contribution to the Primrose Hill Conservation Area.

The applicant wishes to install fitted units and underfloor heating in the body of the studio and a modest safety rail across the mezzanine. The existing lime pugging and floorboards will be retained under the additional material, which will not interact harmfully with surrounding features. Modern finishes and fixtures are to be renewed in the ancillary rooms. A proposal to enclose the mezzanine with metal-framed glazing was removed following negotiation.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 2 You are advised that any works of alterations or upgrading not included on the

approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer