

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4547/L	Richard Simpson for Primrose Hill CAAC	03/07/2024 13:09:12	NOBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>19 June 2024</p> <p>No. 12 and The Lodge, Primrose Hill Studios, Fitzroy Road NW1 8TR 2022/3694/P + 2022/4547/L – REVISED (Revision E).</p> <p>1. The PHCAAC reviewed the revised scheme at our meeting on 19 June 2024. Our advice follows the sequence set out in Humphrey Kelsey Architecture's 'Summary Statement' dated May 2024.</p> <p>2. Broadly the PHCAAC welcomed the substantial revisions to the original scheme. We would wish to acknowledge the work of Camden's officers in this process.</p> <p>3. The PHCAAC has no objection to the revised application subject to points of clarification and detail set out in this advice.</p> <p>4. We welcome the revisions noted at 'Summary Statement' 1.2, that is, the removal from the application of the basement and associated courtyard access, the preservation of the plan form of No. 12, and the preservation unaltered of the courtyard or boundary wall, and at 'Summary Statement' 3.1-3.3, the retention of the domestic scale and character of the Lodge.</p> <p>5. We have no objection in principal to the access hatch proposed at 'Summary Statement' 2.5, which we understand to be as shown in plan on dwgs 352_P_102 Rev E, and 352_P_042 Rev E.</p> <p>¿ We request a condition requiring the submission and approval of details of the internal opening treatment through the surviving lath-and-plaster ceiling (cf. 'Summary Statement' 2.1.2).</p> <p>6. We acknowledge the retention of the rooflights as set out at 'Summary Statement' 2.8.1, 2.8.2, and 2.8.3.</p> <p>¿ We request a condition requiring submission and approval of details of the proposed replacements in their original retained openings to preserve the special significance of the Listed Building.</p> <p>7. We understand that the windows identified at 2.9.1, 2.9.2, and 2.9.3 are to be reinstated in timber.</p> <p>¿ We request confirmation of this.</p> <p>8. We accept that the internal alterations now proposed to the Lodge at 'Summary Statement' 3.1-3.3, retain its domestic scale and character.</p> <p>9. We note that 'Summary Statement' 3.6.1 refers to Elevation E see dwg 352_P_301 Rev E. Given the later construction of the ground floor projection on this elevation we have no objection to the proposed replacement ground floor window which retains the domestic scale of the Lodge as distinct from the Studios themselves.</p> <p>10. We note that 'Summary Statement' 3.6.2 refers to Elevation D see dwg 352_P_301 Rev E. We understand</p>

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				<p>that the replacement window frames will be in timber to match the existing.</p> <p>¿ We request confirmation of this.</p> <p>11. We note that in their 'Heritage Statement', Purcell stated that details in a number of spaces – including, for example, timber moulded skirtings, timber moulded architraves, and openings for roof lights – are original to the Listed Building (see, for example, 'Heritage Statement' pp. 17-19 on 'Ancillary rooms').</p> <p>¿ We request that a condition require submission and approval of a full schedule of all surviving original internal details to ensure their retention and to preserve the special significance of the Listed Building.</p> <p>Richard Simpson FSA Chair</p>
