

2022/3694/P & 2022/4547/L

12 & 13 ('The Lodge') Primrose Hill Studios



Photos and Drawings – 12 and 13 ('The Lodge') Primrose Hill Studios



1. Aerial view of Primrose Hill Studios (approximate outline of no.12 and 'The Lodge' highlighted in red).



2. Front elevation of no.12 (left) and 'The Lodge' (right) from Primrose Hill Studios.

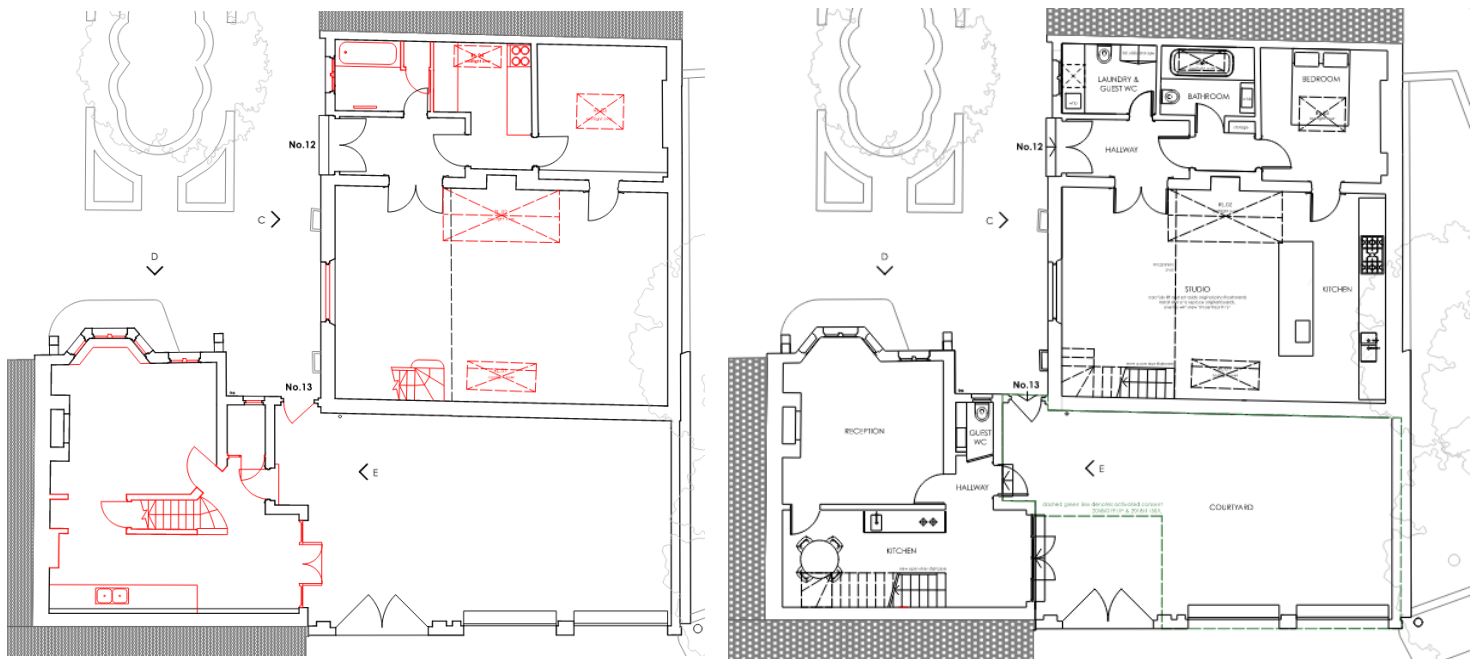


3. Courtyard elevation of 'The Lodge' with access through to Primrose Hill Studios shown by gate on right.
4. Rear entrance to site from Kingstown Street (no.34 to left).

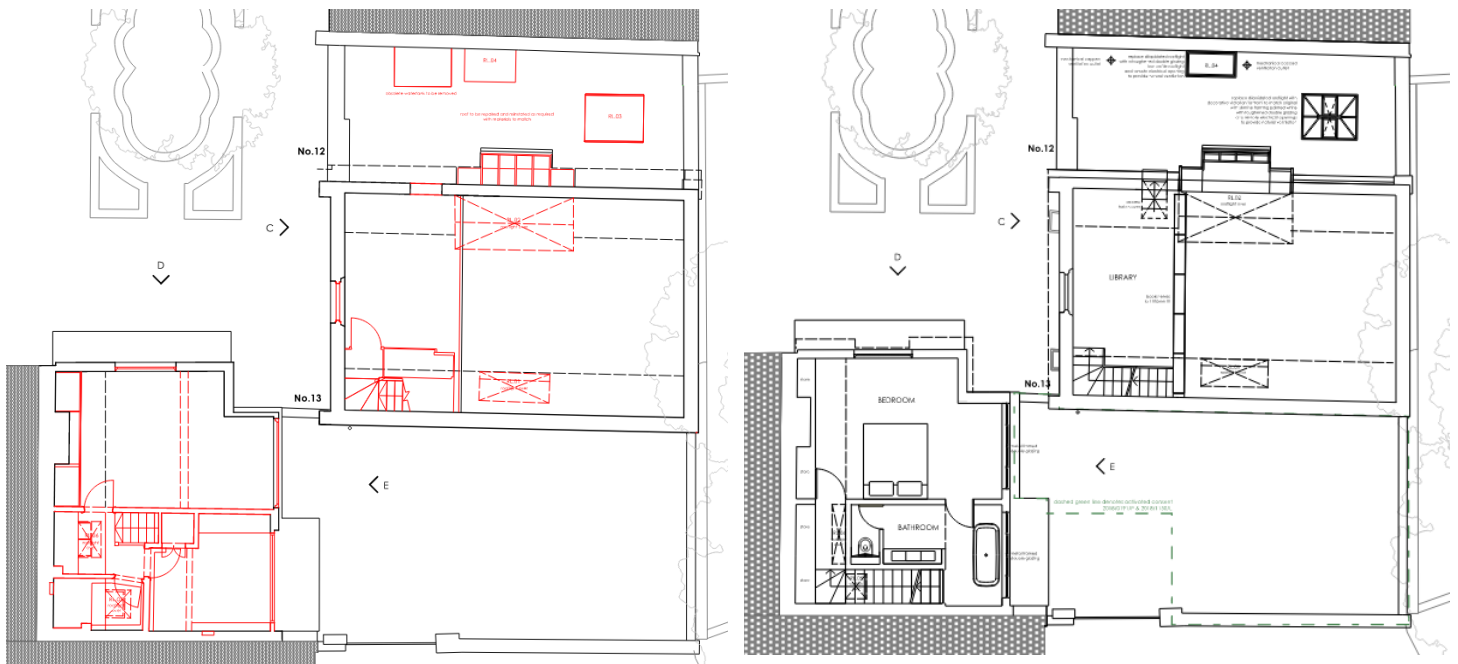




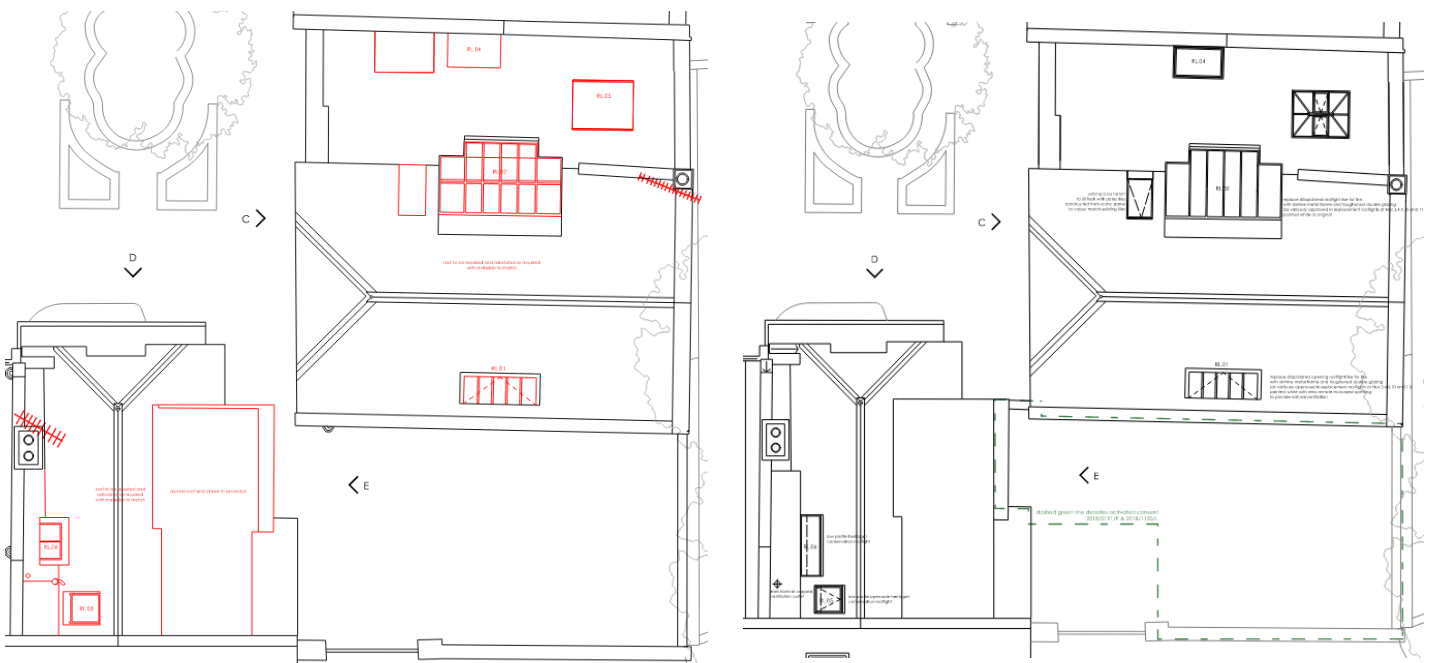
5. Studio area inside no.12 and existing non-original mezzanine.



6. Demolition (left) and proposed (right) floor plans of ground floor.



7. Demolition (left) and proposed (right) floor plans of first floor.



8. Demolition (left) and proposed (right) roof plans.



9. *Proposed courtyard elevation to 'The Lodge'. All other windows are like-for-like replacements or reinstating original designs.*

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	i) 25/12/2022 ii) 25/12/2022
		N/A / attached		Consultation Expiry Date:	i) 14/07/2024 ii) 14/07/2024
Officer				Application Number(s)	
Sam FitzPatrick				i) 2022/3694/P ii) 2022/4547/L	
Application Address				Drawing Numbers	
12 & 13 ('The Lodge') Primrose Hill Studios Fitzroy Road London NW1 8TR				Please refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) Refurbishment of two existing buildings including: replacement of existing rooflights; installation of access hatch to flat roof; recladding of dormer and installation of metal-framed windows and doors to side elevation of no.13; and various external minor alterations including like-for-like replacement of windows. ii) Refurbishment of two existing buildings including: general internal remodelling and alterations including relocation of staircase and reinstatement works; replacement of existing rooflights ; installation of access hatch to flat roof; recladding of dormer and installation of metal-framed windows and doors to side elevation of no.13; and various external minor alterations including like-for-like replacement of windows.					
Recommendation(s):		i) Grant conditional planning permission ii) Grant conditional listed building consent			
Application Type:		i) Full planning permission ii) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	45	No. of objections	10
Summary of consultation responses:	<p>Site notices were originally displayed from 26/10/2022 to 19/11/2022 and following substantial revisions to the scheme (detailed in section 2 of this report), were republished from 12/06/2024 to 06/07/2024.</p> <p>A press notice was originally published on 27/10/2022 with an expiry date of 20/11/2022, and was re-published following the aforementioned revisions on 20/06/2024, expiring on 14/07/2024.</p> <p>Prior to the revisions submitted in June 2024 and the subsequent readvertisement of the applications, a total of 10 objections and 24 letters of support were received, as well as 9 letters to register no objection. One letter was received that was neither a support nor an objection but disputed a separate consultation response.</p> <p>Upon the applications being readvertised in June 2024, one objection was received from a neighbour that had previously objected at the earlier stage.</p> <p>The objections that were received at both stages of consultation can be summarised as follows:</p> <ul style="list-style-type: none">• Excavation and construction of basement would cause significant disruption and impact on the amenity of neighbouring residents;• The proposed works would change the character of the properties forming Primrose Hill Studios, as well as harm the character and appearance of the conservation area;• The proposed basement would remove historic fabric;• The scheme would involve design that is not in keeping with the listed status and would involve unnecessary demolition to listed buildings;• The combining of two houses into one would be contrary to the Council's housing policies;• The brick wall facing onto Kingstown Street would be out of proportion;• The proposal would involve the loss of a tree which should not be supported;• The proposed ASHPs would be harmful to the appearance of the roof and the resultant noise would impact on amenity;• The site notice shows an incorrect boundary surrounding the site;• Parking spaces outside the site facing Kingstown Street have not been adequately considered, as the entrance to the courtyard from Kingstown Street is being used as a main entrance, which should be made to be a secondary entrance and not a front door;• The walls between no.34 Kingstown Street and 'The Lodge' are shown to be attached and overlapping, when there is actually a small gap of approximately 5-10cm. The plans would involve construction up to and over the boundary between properties.• The applicant should be made to use the Primrose Hill Studio entrance for building works, rather than the Kingstown Street entrance.			

Officer Response:

- *The basement is no longer proposed as part of this application, so all concerns relating to this are no longer considered relevant. The same applies to the inclusion of ASHPs, which have also been removed from the proposal. Please see section 2 of this report for further information on the revisions to the scheme;*
- *Regardless of the above, the scale and extent of proposed works would not be considered likely to result in any significant impact on neighbouring amenity. For concerns relating to amenity, please see section 5 of this report;*
- *For concerns relating to design and conservation, please see section 4 of this report;*
- *The two residential units are not proposed to be amalgamated, despite being under the ownership of the same applicant. They would still functionally be able to operate as two separate dwellings and the approval of this application would not change this;*
- *Following revisions, the height of the brick wall facing Kingstown Street is no longer proposed to change, so would not be impacted by the proposal;*
- *None of the four trees in close proximity to the site are proposed to be removed to facilitate development; this was the case for the application prior to the revisions, and remains the case;*
- *The site notice did initially show a red line boundary around no.12 Primrose Hill Studios only, however this was corrected and replacement site notices were issued for the appropriate duration;*
- *The status of the triangular area outside the entrance of no.34 Kingstown Street and any pre-existing parking permits is a matter for the Council's Highways team, and is not considered to be a material planning consideration for the assessment of this application;*
- *The use of the entrance to the courtyard as a primary entrance to the properties by the applicant is not a matter for planning control. Matters of existing access, easements, and disputes between private property owners are not a material planning consideration and do not form part of this assessment;*
- *As above, matters regarding boundary disputes are not a material planning consideration, however the plans do not appear to show that there would be any overlap between no.34 Kingstown Street or 'The Lodge'. Although the gap is not shown in the proposed plans, it is not shown in the existing either, and it is likely a minor inaccuracy in the drawings. There is no evidence that the gap would be filled, and the demolition plans and the proposed plans clearly show that there is no new wall construction here, so the proposal does not involve building up to the neighbouring wall. If any unconsented works were to take place that affected the listed building, this would be a breach of planning control and could entail enforcement and prosecution action;*
- *It would not be considered necessary or reasonable to require the applicant to use one specific entrance only when carrying out building works, so this requirement would not be sought, in line with paragraph 56 of the National Planning Policy Framework 2023.*

**Primrose Hill
Conservation Area
Advisory Committee**

When the application was first advertised, the Primrose Hill CAAC objected, and their concerns can be summarised as follows:

- The proposed internal changes at no.12 Primrose Hill Studios would result in the loss of components of the original plan form, such as the distinction between the studio and ancillary spaces and the opening-up of the entrance hall;
- The proposed internal changes at 'The Lodge' would result in the loss of internal plan form and harm to the special significance of 'The Lodge' and its relationship with the larger group of listed buildings. In particular, 'The Lodge' was originally used for domestic purposes and so has a different character than the studios. The alterations would remove its 'two-up-and-two-down' scale and alter the historic and architectural significance;
- The proposed external works to 'The Lodge' would introduce an element (the full-height westerly facing skylights) that would be characteristic in scale and form of the studios, which would undermine the character of the only domestic building in the group;
- The proposed basement would harm the distinction between the configuration and plan form of the groups and sub-groups of studio-types which make up the cluster of listed buildings. The historic distinction between these buildings and others within Primrose Hill Studios would be subverted;
- The extent of demolition would be inappropriate and would result in the loss of historic fabric;
- A number of the sustainability measures are not sufficiently detailed and require more information;
- The height of the boundary wall facing Kingstown Street is inappropriate and would create an excessive fortress-appearance.

Following the substantial revisions to the scheme and the readvertisement of the applications, the Primrose Hill CAAC responded to confirm that they had no objection, but did make the following comments:

- The removal of the basement and courtyard access, the preservation of the plan form of no.12, and the preservation of the courtyard or boundary wall is welcomed;
- There is no objection in principle to the access hatch proposed to the roof of no.12, however details of the internal opening treatment through the surviving lath-and-plaster ceiling should be secured by condition;
- Details of the replacement rooflights in their retained openings should be secured by condition;
- Confirmation should be sought that the replacement windows to the front elevation of no.12 would be timber;
- Confirmation should be sought that the replacement windows to the front elevation of 'The Lodge' would be timber;
- It is requested that a condition is attached to any decision to secure a full schedule of all surviving original internal details to ensure their retention and to preserve the special significance of the Listed Building.

Officer response:

- *The conditions suggested and recommended by the Primrose Hill CAAC are accepted and included as part of this recommendation.*

Historic England

Although not statutorily required to be consulted on this application, the applicant requested that Historic England be consulted on the application, prior to revisions being made. Historic England was consulted and responded to raise concerns on heritage grounds, specifically with regards to the basement, plan form, and loss of historic fabric.

Following the revisions made to the application, Historic England were re-consulted and did not raise the same concerns as previously communicated. They confirmed that they no longer wished to offer any comments on the application and were satisfied for the Local Planning Authority to determine the case as they see fit. The Secretary of State subsequently endorsed this, confirming that they did not intend to require the application to be referred.

Site Description

The application site consists of two buildings; no.12 Primrose Hill Studios and what is referred to as no.13, though historically has been known as 'The Lodge', which is also located within Primrose Hill Studios. Both are accessed primarily from Fitzroy Road and into the Primrose Hill Studios yard, though also through a rear entrance from Kingstown Street. Both are located at the southern corner of Primrose Hill Studios, which is a group of Grade II listed buildings that were constructed in the late 1800s as a speculative development for artists' studio houses. No.12 would have been one of these studios, and 'The Lodge' would have been a dwellinghouse for a porter, so is the only of the group that was constructed with domestic use as its primary function.

Both buildings have two storeys and are constructed of yellow stock brick, and both have a half-hipped roof, and 'The Lodge' also has a flat-roof modern dormer. The two buildings are connected by a courtyard accessed from both Primrose Hill Studios and Kingstown Street, which includes two single-storey flat roof garages, though these have been partially demolished in line with previous consents at the site. The application site is located within Primrose Hill Conservation Area, which both buildings are considered to contribute positively to, due to their listed status.

Relevant History

Application Site

2019/5319/P – Variation of Condition 3 (approved plans) of planning permission dated 08/02/2019 ref. 2018/0191/P for First floor extension over existing double garage and single storey link to main dwelling at ground floor, namely to amend the layout of the courtyard and studio building, and re-site the roof lights. **Planning permission refused 11/08/2020.**

Reason for refusal:

- 1) The proposed enlargement of the ground floor extension would by reason of its footprint, scale and siting appear as a dominant addition that would diminish the size and quality of the courtyard space, harming the architectural and historic interest of this Grade II listed building and its setting, and would fail to preserve or enhance the character and appearance of the Primrose Hill Conservation Area.

2019/5354/L – Ground and first floor extension to existing double garage and single storey link to main dwelling at ground floor. **Listed building consent refused 11/08/2020.**

Reason for refusal:

- 1) The proposed enlargement of the ground floor extension would by reason of its footprint, scale and siting appear as a dominant addition that would diminish the size and quality of the courtyard space, harming the architectural and historic interest of this Grade II listed building and its setting.

2019/2137/P – Details of windows and facing materials (render/timber) as required by Conditions 5A & 5B of planning permission dated 2018/0191/P for First floor extension over existing double garage

and single storey link to main dwelling at ground floor. **Approval of details granted 11/09/2019.**

2019/2138/L – Details of fixing new link structure to main dwelling as required by Condition 4 of listed building consent dated 08/02/2019 ref. 2018/1156/L for First floor extension over existing double garage and single storey link to main dwelling at ground floor. **Approval of details (listed building) granted 06/09/2019.**

2018/0191/P + 2018/1156/L – First floor extension over existing double garage and single storey link to main dwelling at ground floor. **Planning permission and listed building consent granted 08/02/2019.**

2017/0607/P + 2017/1062/L – Repairs to windows and rainwater pipes, re-roofing, and upgrade to electrical wiring. **Planning permission and listed building consent granted 25/04/2017.**

2010/2162/L – Replacement of roof lantern light to residential flat (Class C3). **Listed building consent granted 07/07/2010.**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Home Improvements (Jan 2021)

Primrose Hill Conservation Area Statement (2000)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

1. The Proposal

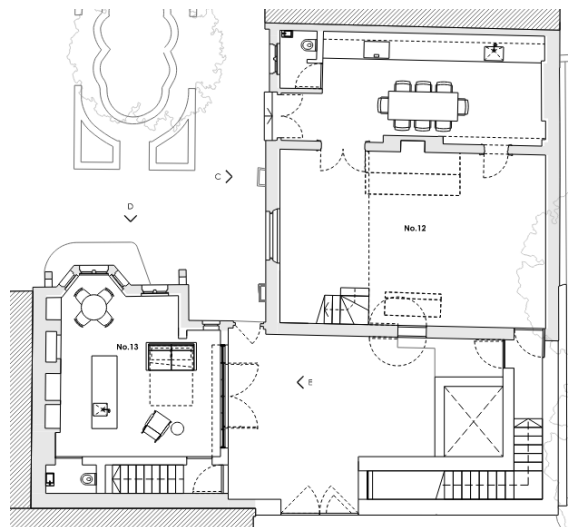
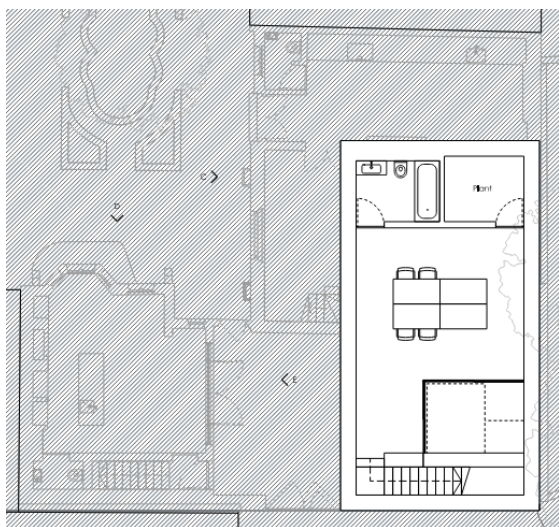
1.1. The application seeks to refurbish the existing buildings through both internal and external alterations. These include:

- Replacement of existing rooflights to both properties with slimline metal frame;
- Installation of access hatch to flat roof of no.12;
- Recladding of dormer and installation of metal framed windows and doors to side elevation of 'The Lodge';
- Replacement of existing timber framed windows to no.12 and 'The Lodge' with like-for-like replacements or original reinstated design;
- Internal remodelling including relocation of existing staircase within 'The Lodge'.

2. Revisions

2.1. It is important to note that this application has undergone significant revisions since submission. As a result, the application was readvertised in June 2024, to allow residents and interested parties the chance to review the updated proposal and make comments.

2.2. The original application included a sizeable basement that would be sited under part of no.12 and part of the courtyard, with a rooflight providing the basement with light. Above, a courtyard access would allow the basement to be accessed both from the courtyard itself and from the ground floor of no.12. The proposed basement (left) and ground floor (right) plans of the previous application are shown below.



2.3. The original application also included a number of internal alterations, including removing the 'two-up-two-down' character of 'The Lodge' and altering the plan form of no.12 to provide an open-plan kitchen area.

2.4. A large amount of the original application would be unacceptable, and the Council was not able to support, which was communicated to the applicant. Following these officer comments and extensive discussions with the Council, the applicant provided revised plans that removed the basement from the proposal, as well as made amendments to the proposed internal alterations and removed the ASHPs proposed to the roof. These revisions have been accepted and are assessed as part of this recommendation.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and conservation
- Amenity

4. Design and conservation

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 (Design) of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).
- 4.2. Local Plan Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. To comply with Policy D2, the Council will require that development involving a listed building will be resisted where the significance or special architectural and historic interest of the building would be harmed.
- 4.3. The works to the roof would primarily involve the replacement of the existing rooflights, which would be replaced with slimline metal rooflights with double glazing. These would be painted white both internally and externally, and would all be set within the existing retained structural opening. The south rooflight of no.12 would also be motorised to allow for natural ventilation to the studio below. The north rooflight of no.12 would have its cheeks clad with natural lead coloured zinc strip and traditional lead flashings, matching the existing appearance and other more recently consented schemes in Primrose Hill Studios, such as at no.3 (2018/2665/L), no.5 (2022/3472/P), and no.11 (2013/3740/P). There would also be a lantern rooflight to the roof of no.12, which would be a Victorian style and match the original rooflight at no.10 in appearance. The rooflights to the slopes of 'The Lodge' would be conservation style with very low profile and in similar positions to the existing (though slightly altered for the purposes of suiting internal reconfiguration). These replacements would all be appropriate in style and design, and would be acceptable in the context of the character and appearance of the building. They would not involve the significant enlargement or repositioning of any existing openings or the loss of historic fabric, and therefore would not be considered to harm the special interest of the building.
- 4.4. There would also be a small zinc access hatch provided just adjacent to the largest rooflight to no.12. This would allow for maintenance of the flat roof area. The applicant does also note that the flat roof area could be used as an amenity space, however this is not considered as part of this application – largely because it was not advertised as such, but also because protective balustrading is not provided or shown in any drawings. A condition is recommended that would prevent the flat roof area being used as an amenity space, and any future proposal to use this space as an amenity area would therefore need to apply to remove this condition. Otherwise, the design, scale, and materiality of the access hatch would be subordinate to the roof slope and would only involve the loss of a small portion of the existing roof tile, so would be acceptable.
- 4.5. The side elevation and roof of 'The Lodge' would also be reconfigured through the installation of new windows and doors to the façade, as well as the replacement of the existing asphalt dormer with a new dormer constructed of hand worked zinc and lead flashings. This would be consistent with other roof additions present in Primrose Hill Studios and, although contemporary in appearance, would be an appropriate replacement for the poor quality modern dormer that currently exists. The more modern appearance of this side elevation would also be considered to be appropriate given the limited visibility from the public realm and the existing elevation being of a poor quality with little historic value.
- 4.6. Windows throughout both properties would either be replaced with like-for-like replacements or new windows with the original reinstated design. Notably, the bathroom window to the front elevation of no.12 is to be reinstated with two top in-swing hopper vents,

which are a feature of all the properties in Primrose Hill Studios. The largest window to the front elevation of no.12 would also be reinstated as a four-pane sash window with appropriately sized glazing panels, rather than the inappropriate design that currently exists. These changes would all either preserve or, in places, enhance the character and appearance of the buildings, and so would be acceptable. Further details of the windows would be secured by condition.

4.7. Internally, there would be minor changes to no.12; a new kitchen would be provided in the main studio area of the building, the non-original mezzanine staircase and balustrading would be removed and replaced, and the ancillary rooms would remain subdivided and separate from each other (not open-plan, as originally proposed). The removal of non-original features would be acceptable, and the new additions would not undermine the significance of the building. It should be noted that the kitchen units would not include high-level wall cupboards or an overhead extraction unit, which allows the gable wall of the main room to remain clear. There would also be works to the floor and ceiling, including to repair and retain the original pine boards and lath-and-plaster build up, respectively. Further details of the internal works would be secured by condition, especially with regards to the impact on historic fabric from the installation of new features, such as the access hatch. All these internal alterations are considered acceptable and do not impact detrimentally upon the internal appearance or spatial quality of the listed building, as well as maintain plan form.

4.8. To 'The Lodge', there are more significant internal alterations that primarily involve the relocation of the staircase from the centre of the building to the edge, and the associated layout changes that this entails. The domestic character of 'The Lodge' (arising from its historic use as a porter's lodge) is maintained by these alterations, and the 'two-up-two-down' character is retained, with the appropriate plan form kept. It should also be noted that the building has suffered extensive bomb damage during the second World War, so much of the significance has already been harmed, however the character can still be maintained, which the proposal now does. As with no.12, further details of the internal works would be secured by condition. The internal works to this building are therefore also acceptable and would not harm the significance of the listed buildings.

4.9. The proposal would preserve and, in places where original features are reinstated, enhance the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed buildings. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed buildings, their setting, and their features of special architectural or historic interest.

4.10. Overall, the proposal is not considered harmful to the character or appearance of the host buildings, street of which they are part, or the wider Primrose Hill Conservation Area. The special architectural or historic interest of the listed buildings would also not be harmed, and the proposal is therefore in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

5. Amenity

5.1. Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes, as well as impacts caused from the construction phase of development.

5.2. Although the original application involved a number of aspects that could likely impact on residential amenity – most notably the excavation of a large basement and the installation of Air Source Heat Pumps (ASHPs), these elements have now been removed from the scheme.

5.3. Given the scale and scope of the proposed works, which mostly include internal alterations and replacement and refurbishment of external features, they are not anticipated to

give rise to any negative impacts to neighbouring occupier amenity. No new opportunities for overlooking are created from the works, including those to windows and rooflights, and there is no new construction that would add further massing or result in impacts to daylight or sunlight. It is not expected that the construction works would result in significant impact on amenity in terms of disturbance due to the minor nature of the alterations, and a Construction Management Plan would not be considered to be necessary (unlike when a basement was proposed). However, the applicant would still need to carry out the works in line with Camden's minimum requirements, which they are reminded of by an informative attached to this decision.

5.4. As previously noted, the submission notes that the access hatch to the roof of no.12 could provide access to an additional amenity space. However, a roof terrace did not form part of this proposal and was not referenced during statutory consultation, so is not assessed as part of the proposal. A condition has been added to ensure that the flat roof area is used for maintenance purposes only, and should the applicant wish to apply for a roof terrace in the future, they would need to apply to remove that condition.

5.5. Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the London Borough of Camden Local Plan 2017.

6. Conclusion

6.1. In conclusion, the proposed works would preserve the character, setting, and the special architectural and historic interest of the listed host buildings, as well as the character and appearance of the Primrose Hill Conservation Area. The works would also not significantly impact the amenity of neighbouring residents, and as such the proposal is considered to comply with the requirements of Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017.

7. Recommendation

7.1. Grant conditional planning permission.

7.2. Grant conditional listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th August 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/3694/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 7 August 2024

Development Management
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Humphrey Kelsey
4 Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

12 & 13 ('The Lodge') Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

DECISION

Proposal:

Refurbishment of two existing buildings including: replacement of existing rooflights; installation of access hatch to flat roof; recladding of dormer and installation of metal-framed windows and doors to side elevation of no.13; and, various external minor alterations including like-for-like replacement of windows.

Drawing Nos:

Drawings: 352_1_001; 352_P_002; 352_P_010; 352_P_011; 352_P_012; 352_P_020; 352_P_021; 352_P_022; 352_P_030; 352_P_031; 352_P_040 Rev E; 352_P_041 Rev E; 352_P_042 Rev E; 352_P_050 Rev E; 352_P_051 Rev E; 352_P_052 Rev E; 352_P_101 Rev E; 352_P_102 Rev E; 352_P_103 Rev E; 352_P_300 Rev E; 352_P_301 Rev G; 352_P_200 Rev F; 352_P_201 Rev G; 352_P_202 Rev E.

Documents: Summary Statement (prepared by Humphrey Kelsey Architecture, dated May 2024); 21-1220-TPP-A; Arboricultural Impact Assessment and Method Statement (prepared by Canopy Consultancy, dated June 2022); Condition Survey and Building Conservation Proposals Rev A (prepared by Purcell, dated July 2022); Design and Access Statement (prepared by Jamie Fobert Architects, dated August 2022); Heritage Statement (prepared by Purcell, dated August 2022).

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

352_1_001; 352_P_002; 352_P_010; 352_P_011; 352_P_012; 352_P_020; 352_P_021; 352_P_022; 352_P_030; 352_P_031; 352_P_040 Rev E; 352_P_041 Rev E; 352_P_042 Rev E; 352_P_050 Rev E; 352_P_051 Rev E; 352_P_052 Rev E; 352_P_101 Rev E; 352_P_102 Rev E; 352_P_103 Rev E; 352_P_300 Rev E; 352_P_301 Rev G; 352_P_200 Rev F; 352_P_201 Rev G; 352_P_202 Rev E; Summary Statement (prepared by Humphrey Kelsey Architecture, dated May 2024); Condition Survey and Building Conservation Proposals Rev A (prepared by Purcell, dated July 2022).

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of no.12 Primrose Hill Studios accessed by the access hatch hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

Application ref: 2022/4547/L
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 7 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Humphrey Kelsey
4 Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 & 13 ('The Lodge') Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

DECISION

Proposal:

Refurbishment of two existing buildings including: general internal remodelling and alterations including relocation of staircase and reinstatement works; replacement of existing rooflights; installation of access hatch to flat roof; recladding of dormer and installation of metal-framed windows and doors to side elevation of no.13; and, various external minor alterations including like-for-like replacement of windows.

Drawing Nos:

Drawings: 352_1_001; 352_P_002; 352_P_010; 352_P_011; 352_P_012; 352_P_020; 352_P_021; 352_P_022; 352_P_030; 352_P_031; 352_P_040 Rev E; 352_P_041 Rev E; 352_P_042 Rev E; 352_P_050 Rev E; 352_P_051 Rev E; 352_P_052 Rev E; 352_P_101 Rev E; 352_P_102 Rev E; 352_P_103 Rev E; 352_P_300 Rev E; 352_P_301 Rev G; 352_P_200 Rev F; 352_P_201 Rev G; 352_P_202 Rev E.

Documents: Summary Statement (prepared by Humphrey Kelsey Architecture, dated May 2024); 21-1220-TPP-A; Arboricultural Impact Assessment and Method Statement (prepared by Canopy Consultancy, dated June 2022); Condition Survey and Building Conservation Proposals Rev A (prepared by Purcell, dated July 2022); Design and Access Statement (prepared by Jamie Fobert Architects, dated August 2022); Heritage Statement (prepared by Purcell, dated August 2022).

The Council has considered your application and decided to grant 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:

Drawings: 352_1_001; 352_P_002; 352_P_010; 352_P_011; 352_P_012; 352_P_020; 352_P_021; 352_P_022; 352_P_030; 352_P_031; 352_P_040 Rev E; 352_P_041 Rev E; 352_P_042 Rev E; 352_P_050 Rev E; 352_P_051 Rev E; 352_P_052 Rev E; 352_P_101 Rev E; 352_P_102 Rev E; 352_P_103 Rev E; 352_P_300 Rev E; 352_P_301 Rev G; 352_P_200 Rev F; 352_P_201 Rev G; 352_P_202 Rev E.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including plans, elevations, and sections at 1:10 of all new and replacement windows (including jambs, head and cill), rooflights, external doors, and gates;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- c) Details including a methodology and sections at 1:10 of the internal opening treatment through lath-and-plaster ceiling to facilitate the creation of the roof access hatch;
- d) Details including a methodology and sections at 1:10 of the floor finish to no.12;
- e) Details of staircases to both no.12 and 'The Lodge', including sections at 1:10;
- f) Details of all internal fixtures, including sections at a scale of 1:10.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement, a full schedule of all surviving original internal details shall be submitted to and approved in writing by the Council. This schedule should include all historic and original details present prior to the commencement of works, and include evidence of measures to ensure their retention.

Reason: To safeguard the appearance and character of the premises and preserve the special significance of the listed buildings in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer