

Application ref: 2022/3694/P  
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Date: 20 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

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

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**

#### 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:

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-TTP-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](http://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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer