

Application ref: 2022/4547/L
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Humphrey Kelsey
4 Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

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

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-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 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:

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 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', is written over a light blue rectangular stamp.

Daniel Pope
Chief Planning Officer