

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

12 & 13 Primrose Hill Studios

Address Line 1

Fitzroy Road

Address Line 2

Address Line 3

Town/city

London

Postcode

NW1 8TR

Description of site location must be completed if postcode is not known:

Easting (x)

528088

Northing (y)

183864

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Humphrey

Surname

Kelsey

Company Name

Humphrey Kelsey Architecture

Address

Address line 1

4 Primrose Hill Studios

Address line 2

Fitzroy Road

Address line 3

Town/City

London

County

Country

Postcode

NW1 8TR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Erect a single storey extension, rebuilding the southern and eastern boundary walls, insert a doorway and restore the masonry finish to the southern elevation of 12 Primrose Hill Studios

Has the work already been started without consent?

Yes

No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

NGL795287

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

19.30

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

Please note: This question is specific to applications within the Greater London area.

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When are the building works expected to commence?

01/2025

When are the building works expected to be complete?

12/2025

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
- Grade I
- Grade II*
- Grade II

Is it an ecclesiastical building?

- Don't know
- Yes
- No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

A new 900mm wide doorway is proposed to access the proposed extension. Demolition and rebuilding the courtyard boundary walls adjacent to the listed buildings. These works are described in the following:

1. PLANNING AND HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT SEPTEMBER 2024, 12 & 13 PRIMROSE HILL STUDIOS, LONDON NW1 8TR
2. Proposed Ground Floor Plan Drawing 170.100.21
3. Proposed Elevation A and B 170.100.24
4. Proposed Section AA Drawing 170.100.25
4. Proposed Elevation A and B 170.100.24

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

N/A

Proposed materials and finishes:

Glass rooflight and concrete roof to extension

Type:

External walls

Existing materials and finishes:

N/A for extension

Proposed materials and finishes:

Steel framed glass doors to extension. Remove cement render and restore London Stock masonry wall to southern elevation of No 12.

Type:

Floors

Existing materials and finishes:

Concrete floor to courtyard

Proposed materials and finishes:

Permeable cobble/sett floor top courtyard

Type:

Internal doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

Frameless 'jib' door sitting flush with the existing internal wall finish and painted to match the interior colour in No.12

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

London Stock brick courtyard boundary eastern and southern walls with painted timber vehicular and pedestrian doors

Proposed materials and finishes:

London Stock brick courtyard boundary eastern and southern walls with steel vehicular and pedestrian doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

- 170.1250.00 Site Location Plan
- 170.100.01 Existing Ground Floor Plan
- 170.100.02 Existing First Floor Plan
- 170.100.03 Existing Roof Plan
- 170.100.04 Existing Elevation A & B
- 170.100.05 Existing Section AA
- 170.100.06 Existing Section BB
- 170.100.11 Demolition Ground Floor Plan
- 170.100.12 Demolition First Floor Plan
- 170.100.13 Demolition Roof Plan
- 170.100.14 Demolition Elevation A & B
- 170.100.15 Demolition Section AA
- 170.100.16 Demolition Section BB & CC
- 170.100.21 Proposed Ground Floor Plan
- 170.100.22 Proposed First Floor Plan
- 170.100.23 Proposed Roof Plan
- 170.100.24 Proposed Elevation A & B
- 170.100.25 Proposed Section AA
- 170.100.26 Proposed Section BB & CC

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
- No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Replacement of 2no garage doors with a single pedestrian door.

Proposed Ground Floor Plan 700.100.21

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

4

Difference in spaces:

4

Vehicle Type:

Residential only off-street parking

Existing number of spaces:

3

Total proposed (including spaces retained):

2

Difference in spaces:

-1

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Proposed Ground Floor Plan 700.100.21

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Humphrey

Surname

Kelsey

Declaration Date

09/09/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Humphrey Kelsey

Date

10/09/2024