

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4296/L	Richard Simpson for Primrose Hill CAAC	02/11/2024 12:04:32	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>16 October 2024</p> <p>12 + '13', The Lodge, Primrose Hill Studios Fitzroy Road NW1 8TR 2024/3836/P + 2024/4296/L</p> <p>No objection of principle: objections to scale and detail.</p> <p>1. The main issues for the Committee are the potential impact of the proposals on the significance of the Listed Buildings which make up 1-12 and The Lodge Primrose Hill Studios, and on the character and appearance of the Primrose Hill Conservation Area.</p> <p>2. We have no objection of principle to the single storey kitchen extension, noting that it is proposed as an alternative to the 2018 consented scheme (DAS 7.1.1 (i)). We also note that it would provide an alternative to the insertion of a kitchen in no. 12 Primrose Hill Studios, including the Studio Room/Painting Room. The currently proposed alternative would better preserve the special significance of the Listed Building including the Studio Room/Painting Room (see DAS 7.1.1 (iii)).</p> <p>3. We are concerned, however, by the height of the proposed kitchen, which we advise is too high in the context of the small service yard. It would be over-dominant especially in terms of the scale of The Lodge which it would face across the open space.</p> <p>4. The proposed height of the kitchen also requires a substantial increase in the height of the south boundary wall to Kingstown Street. The existing south wall is low, and provides a visual 'step-down' from the scale of the Studios themselves to the domestic scale of Kingstown Street. This expression of scale is significant in terms of the character and appearance of the conservation area as well as of the cluster of Listed Buildings and their presence on the street.</p> <p>5. We would welcome a modest reduction in height of the kitchen to address both these issues.</p> <p>6. On the details of the proposed kitchen extension, and subject to the modification of height, we have no objection of principle to the use of modern forms and materials – the glazed screen, or to the overhang roof. However, this is an application for Listed Buildings and we would expect to see fuller details of these features approved as part of any consent.</p> <p>7. We also note that new doors are proposed for the south boundary wall and, apparently (Ground floor demolition plan) for the ground floor courtyard elevation of The Lodge. Both should be subject to a condition securing approval of details of the proposed elements of the Listed Buildings.</p> <p>8. We would expect to see a landscape scheme secured by condition.</p> <p>9. We welcome the proposed repaving of the courtyard with irregular stone setts and permeable jointing (DAS 7.5): we seek a condition securing the specification of the proposed setts and jointing given the recognized importance of the yard to the group of Listed Buildings.</p>

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				<p>10. The Committee noted that no. 12 and the Lodge ('no. 13') remain two separate dwellings.</p> <p>11. On the issue of car-parking, on policy aspects, we support policies to minimise car use in the context of the climate crisis.</p> <p>12. We also note the wider policy context established by the London Plan. We note that the London Plan at T6.L states: 'Where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy.'</p> <p>13. On the facts of the current application, members of the Committee reported, of their own knowledge, that the garage at 34 Kingstown Street had ceased to be used as a garage, but was used as a storage space, under its previous owner more than 20 years ago.</p> <p>14. We would be pleased to see revisions and further details as requested.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>

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