

Application ref: 2024/3836/P  
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Date: 17 January 2025

**Development Management**  
Regeneration and Planning  
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Humphrey Kelsey Architecture  
4 Primrose Hill Studios  
Fitzroy Road  
London  
NW1 8TR

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**12 & 13 Primrose Hill Studios**  
**Fitzroy Road**  
**London**  
**NW1 8TR**

Proposal:

Erection of single storey extension to courtyard, with doors to both existing studio building and Kingstown Street. Alterations to southern and eastern boundary walls including increase in height and replacement of garage entrances with steel doors.

Drawing Nos:

Existing plans: 170.1250.00; 170.100.01; 170.100.02; 170.100.03; 170.100.04; 170.100.05;  
170.100.06.

Demolition plans: 170.100.11; 170.100.12; 170.100.13; 170.100.14; 170.100.15;  
170.100.16.

Proposed plans: 170.100.21; 170.100.22; 170.100.23; 170.100.24; 170.100.25;  
170.100.26; 170.100.27.

Supporting documents: Planning and Heritage Statement & Design and Access Statement (prepared by Humphrey Kelsey Architecture, dated September 2024); Car Parking Statement (prepared by Humphrey Kelsey Architecture, dated October 2024).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed extension, by reason of its scale, position, and siting, would undermine the historic relationship between the two listed buildings, disrupt the planform of the host property, and result in the unacceptable loss of historic fabric, resulting in harm to the character and appearance of the conservation area and the special interest of the listed buildings, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed extension, by reason of its location and position, would result in direct overlooking to the windows and amenity space of the neighbouring property, resulting in harm to the amenity of neighbouring properties, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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