

PLANNING AND HERITAGE STATEMENT  
&  
DESIGN AND ACCESS STATEMENT  
March 2025

**12 & 13 PRIMROSE HILL STUDIOS, LONDON NW1 8TR**



**Prepared by**

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

**On behalf of**

Rory and Barbara Campbell-Lange

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## **1.0 INTRODUCTION**

1.1 This combined Planning and Heritage Statement & Design and Access Statement is submitted in support of a combined householder planning and listed building application, which includes development works within the curtilage of a listed building, and within a conservation area, at 12 and 13 Primrose Hill Studios, London NW1 8TR.

1.2 The proposals of this application are directly pursuant of approved applications 2022/3694/P and 2022/4547/L and have been informed, in part, by advice received from Jane Wylie, the Conservation Team Manager, in July 2024 and new guidance issued by Historic England also in July 2024.

1.3 This statement is to be read in conjunction with the following:

- Completed Householder Application Form (Including demolition in a conservation area):
- Completed Certificate of Ownership;
- Completed Community Infrastructure Levy (CIL) Form;
- Approved and Proposed Drawings.

## **2.0 THE SITE AND SURROUNDING AREA**

2.1 The subject site comprises two residential dwellings (C3 use), 12 Primrose Hill Studios and 13 Primrose Hill Studios (also known as “The Lodge”) which are both connected by and adjacent to a walled yard with access onto Kingstown Street. It is located within the ‘Camden Town with Primrose Hill’ electoral ward and within the administrative boundary of the London Borough of Camden.

2.2 The site has an approximate area of 0.02 hectares (195 square meters).

2.3 12 Primrose Hill Studios is a purpose built single-storey artist studio with a Painting Room, dating from the 1880s. The end of terrace studio forms part of a larger complex of artists’ studios arranged around a rectangular courtyard, situated in a central block behind Fitzroy Road. 13 Primrose Hill Studios is a two storey

dwelling and was originally constructed as the Porter's Lodge between 1877 and 1882. The east elevation of No.13 suffered significant bomb damage in WWII and has been altered several times. Both properties are in need of extensive repair. Adjacent to both buildings and located in the south-east corner of the development is a small yard which separates the two buildings with two garage structures in the process of demolition pursuant to planning permission 2018/0191/P.

2.4 The site is situated in the southern corner of Primrose Hill Studios and bounded by Kingstown Street to the south and the Auden Place parking spaces to the east.



OS Map (the two garages indicated have since been demolished)

2.5 Existing pedestrian and vehicular access is provided to the application site from both Primrose Hill Studios (via Fitzroy Road) and Kingstown Street.

### **3.0 HERITAGE CONTEXT**

#### **3.1 SITE DESCRIPTION**

3.1.1 12 and 13 Primrose Hill Studios form part of the Grade II listed group of buildings known as Primrose Hill Studios which is located within the Primrose Hill Conservation Area in the London Borough of Camden. The yard sits within the demise of the Primrose Hill Studios listed development.

##### **3.1.2 The Wider Setting**

Primrose Hill Studios form part of a distinct sub-area of the Primrose Hill Conservation Area, as identified by the London Borough of Camden in the conservation area statement. Referred to as ‘Sub Area 2: Central Area’, this sub area covers the central part of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the north by the railway line and to the south east by Regent’s Canal. The area is urban in character with a high density of development with sporadic areas of greenery. It is dominated by long terraces of mid-and-late-19th century houses that are set back from the pavement with small lightwells and railings to basement areas. There are also a number of Victorian light industrial and commercial buildings, including a former piano factory, shops and public houses, which are either located within the terraces or occupying corner plots. The Primrose Hill School (c.1885, Grade II) dominates Princess Road in terms of bulk, height and scale. To the south of the subarea there are a cluster of post-war housing developments.

##### **3.1.3 The Immediate Setting**

Primrose Hill Studios is located at the centre of an urban block bounded by Fitzroy Road to the west, Chalcot Road to the north, Manley Street to the east, and Kingstown Street to the south. Fitzroy Road extends north-south in a straight line from Regent’s Park Road to Gloucester Avenue, and bisects Sub Area 2 of the conservation area. Fitzroy Road was developed in phases by speculative developers during the mid-to-late-19th century and largely comprises three-storey residential brick terraces with a mix of classical and Italianate detailing. Directly opposite the alleyway to Primrose Hill Studios is a five-storey former piano factory at 44 Fitzroy Road. Designed in a neo-Gothic style, this building terminates in a prominent gable and is notably bolder

than much of the surrounding development. The west side of Primrose Hill Studios is enclosed by the rear elevations and gardens of 31-49 Fitzroy Road. Built in the late-19th century, the rear elevations of this terrace have since been altered with modern window and door openings, roof-level extensions, and rear extensions in a mix of glass and brick, and are largely obscured from view by 1-6 Primrose Hill Studios.

To the south of Primrose Hill Studios is Kingstown Street, which developed from the late-19th century as a small mews road servicing the rear gardens of the grander houses fronting Regent's Park Road (which form part of Sub Area 1 of the Conservation Area). Kingstown Street suffered bomb damage during the Second World War and the west end of the street now comprises a series of late-20th century villa-style buildings of two- three storeys, designed in a mix of contemporary idioms. One of these contemporary villas directly abuts the south side of 13 Primrose Hill Studios, on the site of a former stable block. The villas are still overlooked by the rear elevations of the grander 19th century residences fronting Regent's Park Road, but these residences are not visible from street level, but can be seen from the communal courtyard of Primrose Hill Studios. The central section of Kingstown Street to the East of the site has been extensively redeveloped with a modern residential estate known as Auden Place, which comprises two U-shaped brown brick blocks of three storeys arranged around a series of courtyard spaces and surrounded by soft and hard landscaping. Auden Place extends northwards along Manley Street, a small street accessed from Chalcot Road which bounds the east side of Primrose Hill Studios, and directly overlooks the site from the east.

To the north, Primrose Hill Studios is enclosed by a small terrace of railway workers' cottages fronting the north-west side of Manley Street. These cottages are two storeys high with basements and are constructed of multi-coloured stock brick. Behind these cottages is Fitzroy Yard, a large post-war light-industrial building enclosed to the north, east and west (currently under development), by the rear gardens and extensions of the street-facing terraces, and to the south by the north party wall of Primrose Hill Studios. Further north, the rear elevations of the 19th century terraces fronting the south side of Chalcot Road project above the backland development and can be seen from the communal courtyard of Primrose Hill Studios.

#### **3.1.4 Primrose Hill Studios**

Primrose Hill Studios comprises two rows of studio buildings facing onto a central rectangular courtyard. This courtyard is principally accessed from the west via a 19th century private alleyway positioned between Nos. 39

and 41 Fitzroy Road, and Studios 3 and 4. The alleyway floor is covered in pebbledash cement and above the opening is a wooden arch with an original sign reading 'Primrose Hill Studios' and more contemporary signage below reading 'Private Road No Parking'. The sign has presently been removed for renovation.

The English Heritage listing description provides a comprehensive overall description of the buildings that make up Primrose Hill Studios as follows:

*“Stock brick with red-brick trim. Prominent slate roofs with half and whole hips. Four house types arrayed around a rectangular courtyard. Earlier west build represented by two types (Nos.1 and 6 and Nos.2-5). Later east build by two more types (Nos.7 and 8 and Nos.9-12). Further variation in The Lodge, said to have been built as servants’ quarters. Varied and picturesque cottage version of Queen Anne idiom, reflecting grander artist’s studio houses. Nos.2-5 are a row divided by the entrance alley. Double pile with asymmetrical M roofs. Lower front range living spaces, taller rear range galleried studios with north-west facing studio windows in back or garden elevations and roof slopes. Single storey asymmetrical four-bay fronts, four-panel doors, small glazing-bar casement windows, some replaced. Party-wall parapets, tall red- brick chimneys. Nos.1 and 6 at ends of west group step forward to close court. Entrances in returns to slightly taller end blocks, half-hipped roofs. Leaded-light dormer window to east on No.6; No.1 abuts The Lodge, a two-storey house, with a canted-bay window under a pentice, eaves to half-hipped roof interrupted by eight-light window. Nos.7-12 have smaller footprints and no gardens. Single-storey top-lit studios, variegated rooflines with over sailing eaves. Nos.7 and 8 (to north) a mirrored pair with semi-basements and pyramidal roofs. Entrances together, recessed in deep porches and up flights of steps, part-glazed, margin-lit doors. Tall galleried studio rooms, single large windows with eight-light fixed panes over twin plate-glass sashes. Low-level small casement windows. To rear plain stock-brick two-storey elevation, each house having three bays of sash windows over doorways, some blocked. Nos.9-12 could not be lit from the rear and so are differently disposed and smaller; basements not evident. Single-bay studios have large windows, four-pane glazing surviving at No.11. Half hips to each roof, large rooflights in north slopes. Linking low flat-roofed entrance bays, double part-glazed doors, small windows, dentil courses. To rear blind stock-brick gabled walls.”*

The rectangular courtyard has a modern cement finish and a flower bed and trees at each end screen some of the studio buildings. Plants and ivy also grow against the walls of most studios. The central space of the courtyard, with its surrounding pavement, is used as a parking area for residents. Due to its inward facing arrangement and central location in an urban block, Primrose Hill Studios has a quiet, enclosed character.

### **3.1.5 The Site**

The site comprises 12 Primrose Hill Studios, a former artist's studio (now a residential dwelling), and 13 Primrose Hill Studios, a two storey residential building, and a small adjacent yard located in the south corner of the Primrose Hill Studios development. Both buildings front onto the central rectangular communal courtyard, while the yard is accessed via a brick-arch gateway featuring redbrick detailing and a wrought iron fanlight and via a gate leading to a triangular cobbled area off Kingstown Street, the historical service access to the Studios. This gateway appears to be part of the later addition to No.13 that was created when the porch area was extended to the east between 1910 and 1932, and the gateway now has a modern timber gate. This yard has historically served No.13 and originally featured a series of outbuildings, now demolished. The yard, which is surfaced with cement, was originally enclosed by brick walls to the south and east. The south wall appears to have been extensively rebuilt, following bomb damage, when the garages (now demolished) were built in the 1950s, and now features a large set of timber gates and a pair of modern timber garage doors. The original east boundary wall appears to have been retained in part behind the brick garage block and is visible from Kingstown Street. The east wall of the garage block extends above this boundary wall. It is clad in an unattractive cement render and surmounted by timber fencing.

## **4.0 RELEVANT PLANNING HISTORY**

### **4.1 12 and 13 Primrose Hill Studios**

#### **2022/4547/L**

Refurbishment of two existing buildings including: general internal remodelling and alternations 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.

**Granted 20/8/24**



**2022/3694/P**

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.

**Granted 20/8/24**

## **5.0 THE PROPOSED DEVELOPMENT**

5.1 This planning application seeks householder planning permission and listed building consent for the following:

**“Replacement of the proposed Histoglass Mono glazing, approved in applications 2022/4547/L and 2022/3694/P, with retrofitted slimline double glazing”.**

5.2 The proposal in this application is restricted to the glazing only. Specifically in the windows and door in the West Elevation of 12 Primrose Hill Studios and the windows in the North Elevation of 13 Primrose Hill Studios. It does not propose any alterations to the existing window frames including the approved reinstatement of the original window frame, WG.01, on the supporting plans.

## **6.0 POLICY AND GUIDANCE**

### **Historic England**

6.1 Historic England’s position and advice on installing slimline double glazing into the windows of listed buildings, in order to improve the thermal performance, is set out in their publication *‘Modifying Historic Windows as Part of Retrofitting Energy Saving Measures’* (updated 23 July 2024), and in particular referenced in it's Contents Section 1, *‘Assessing the significance of historic windows’*, and Contents Section 4, *‘Making changes to windows in listed buildings’*.

## 6.2 Assessing the significance of historic windows

All the subject windows are approved to be retained and refurbished or repaired like for like, or in the case of window WG.01, reinstated with an accurate copy of the original window design which can be seen at No.11 Primrose Hill Studios. The approved framing, which supports conservation of existing fabric as opposed to replacement, is not subject to this application, as it is only the replacement glazing that is being considered. As the existing glass is of no historic value, all the glass panels have been approved for replacement with single glazed Histoglass Mono units. Whilst the timber window frames and their “historic pattern” contribute to the historic significance of the buildings the existing glass and/or approved substitute Histoglass Mono glass do not, and therefore in order to improve the energy efficiency of the buildings, slimline double glazing is now assessed as the appropriate solution, which due to its slim profile, would not harm the significance of the listed building. It is therefore concluded that the introduction of slimline double glazing in this instance satisfies the criteria set out by Historic England.

## 6.3 Making changes to windows in listed buildings.

Historic England advise that there are 5 principles in making changes to windows in listed buildings. Principle 3 addresses the suitability of slimline double glazing as follows,

*“Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double glazing without harming the significance of the listed building”.*

The historic windows at the two properties survive without historic glass, in all likelihood to do the close proximity of significant bomb damage, and that the existing single glazed panels, being of no heritage value, are already approved to be replaced by a modern single glazed panels of Histoglass Mono. This is the precise scenario anticipated by Historic England under Principle 3 whereby slimline double glazing should be introduced as an energy efficiency improvement. Historic England does however qualify Principle 3 as follows,

*“There are compatibility issues to consider as the introduction of double glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance”.*

To be clear this application does not propose to thicken or alter the original frames to accommodate the slimline double glazing, as the glazing rebate in the existing frames is sufficient to accommodate a 11mm slimline double glazed panel without alteration. The existing profile of the historic window frame does not require “renewal” and remains unchanged and it is therefore concluded that the proposal of slimline double glazing is in accordance with Principle 3 set out by Historic England.

**Jane Wylie, Conservation Team Manager, London Borough of Camden**

6.4 In July 2024 Jane Wylie, the Conservation Team Manager, overseeing the conclusion of planning applications 2022/3694/P and 2022/4547/L advised us of the new advice from Historic England regarding slimline double glazing as she was aware that the applicants, at the time, were keen to employ double glazing through the properties. She indicated that slimline double glazed units would be suitable for installing at Nos.12 and 13 Primrose Hill Studios as part of the proposed restoration works. However the advice came two days prior to the applications being submitted to Members’ Briefing for determination and their subsequent approval. Therefore it was not possible to include a slimline double glazing proposal in those two earlier applications.

Please note, however, that as part of those two applications standard double glazing was approved for all other windows and rooflights within the two listed buildings including the large principal north facing rooflight in 12 Primrose Hill Studios. Completing a double glazing installation throughout the properties would ensure that any remaining areas of existing cold bridging, condensation and damp would be removed therefore benefitting the historic fabric of the listed buildings accordingly, and also benefitting the amenity and privacy of the occupants.

**Listed Building and Conservation Areas Act**

6.5 The Site is located within the Primrose Hill Conservation Area and forms part of a statutorily listed complex, Primrose Hill Studios. Consequently, it is necessary to *‘pay special attention the desirability preserving or enhancing the character and appearance of the Conservation Area’* as required by Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990. As the Site forms part of a listed building it is necessary to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* as required by Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

## Relevant Policies

6.6	<b>Camden Local Plan 2017</b>	H3 Protecting Existing Homes D1 Design D2 Heritage
	<b>Supplementary Guidance</b>	CPG Altering and Extending your Home (2019) CPG Design (2019) CPG6 Amenity (2018)
	<b>Primrose Hill Conservation Area Statement (2000)</b>	
	<b>London Plan (March 2021)</b>	
	<b>National Planning Policy Framework (2021)</b>	

## 7.0 SPECIFICATION, DRAWINGS AND WINDOW SCHEDULE

### 7.1 Slimline Double Glazing Specification

The proposed slimline double glazed unit is a CN Slim Heritage Double Glazed Unit which has the following characteristics and benefits:

- 11mm thick with 4mm cavity
- Fits in existing 17mm rebate.
- Krypton filled cavity providing a U-Value of 1.9W/m<sup>2</sup>k.  
(Current U-Value of existing single glazing is 5.6 W/m<sup>2</sup>k).
- White spacer bar around the edge of the glazed panel to provide near invisible sight line against the white painted timber frame.
- The units are virtually undetectable as double glazing because they don't have the double reflection that can occur in standard double glazed units
- Improved soundproofing which benefits privacy and amenity.

## 7.2 Application drawings

Please refer to the following application drawings and photographs to reference the windows. For ease of reference, where replacement slimline glazing is proposed the relevant windows are outline in red on the proposed drawing. The photographs clearly show unoriginal clear and obscure single glazing

**352\_P301\_REV G** (Proposed drawing approved in applications 2022/3694/P and 2022/4547/L)

**352\_P301\_REV H** (Proposed drawing now proposing double glazing)

**352\_P400 PHOTOS**

## 7.3 Schedule of windows where slimline double glazing is proposed

The majority of the windows scheduled below can be seen in the photograph on the front cover of this statement.

### 12 Primrose Hill Studios

WG.01

WG.02

WI.01

DG.01

### 13 Primrose Hill Studios

WG.03

WG.04

WG.05

WG.06

WG.07

W1.02

## 8.0 BENEFITS OF SLIMLINE DOUBLE GLAZING

- Improved thermal performance
- Improved energy efficiency
- Improved acoustic performance and soundproofing
- Avoids condensation on the windows which long term degrades the historic timber frames
- No visual harm to the significance of the listed building

## **9.0 PRECEDENTS WITHIN PRIMROSE HILL STUDIOS**

A visual inspection of the listed buildings at Primrose Hill Studios shows the following properties have double glazing (slimline or standard) within their historic timber framed windows facing the large shared courtyard.

- 1 Primrose Hill Studios
- 2 Primrose Hill Studios
- 7 Primrose Hill Studios
- 8 Primrose Hill Studios
- 10 Primrose Hill Studios
- 11 Primrose Hill Studios

It is unclear whether these were all the subject of listed building or planning consent but it is assumed that given the extent of double glazing through Primrose Hill Studios the double glazing in some properties is likely to have been the subject of a past approved planning application.

## **10.0 CONCLUSION**

10.1 This combined Planning & Heritage Statement and Design & Access Statement has been prepared on behalf of Rory and Barbara Campbell-Lange in support of a planning application for replacement of the proposed Histoglass Mono glazing, approved in applications 2022/4547/L and 2022/3694/P, with retrofitted slimline double glazing.

10.2 The proposal within this application are in accordance with the new guidelines from Historic England regarding the use of slimline double glazing within listed buildings. The existing glazing is clearly non original and the improved thermal performance and improved soundproofing of the building, without harming the special significance of the listed buildings, provides obvious benefits both environmentally and with regards privacy and amenity. It would be in accordance with national and local planning policy and is in accordance with heritage guidance. Double glazing has already been installed within the historic front elevations at six of the properties at Primrose Hill Studios. It is therefore duly requested that the proposals that constitute this application be consented.