

2013/3127/P & 2013/3435/L – The Lodge, Primrose Hill Studios



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	21/08/2013
		N/A		Consultation Expiry Date:	18/09/2013
Officer			Application Number(s)		
Seonaid Carr			2013/3127/P & 2013/3435/L		
Application Address			Drawing Numbers		
The Lodge Primrose Hill Studios Fitzroy Road London NW1 8TR			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of a first floor extension above the existing garage, partial conversion of existing garage to habitable room to provide accommodation and an infill extension linking the main dwelling with the garage(Class C3).					
Recommendation(s):		2013/3127/P - Grant conditional permission 2013/3435/L - Grant conditional listed building consent			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A press notice was published 04 July 2013 expiring 25 July 2013 and a site notice was displayed 28 June 2013 until 19 July 2013.					
CAAC/Local groups comments:	<p>Primrose Hill CAAC were consulted on the proposal and raised the following objections:</p> <ul style="list-style-type: none">• Strong objection to proposed ground floor extension, no objection to proposed first floor extension to garages;• We note no associated Listed Building application is on record;• The proposed infill of the garden space would seriously harm, indeed largely destroy, this critical element in the significance of the varied plan of the Listed Building, it would also compromise the form of the east elevation and would do harm to both the listed building and its setting;• No objection to the first floor garage extension or the conversion of one garage to a habitable room. Detailing of the elevations needs further detail we object to the apparent over-sailing of the timber elevation treatment across the brick rear wall of No.12 Primrose Hill Studios, whose rear elevation should remain part of a distinctive pattern. <p>Officer comment:</p> <ul style="list-style-type: none">• Revisions have been accepted since these comments were received which in part address the CAAC's concerns;• There is an associated listed building application (Ref:2013/3435/L) however it was validated after the date of the full planning permission;• The concern in respect of the glass infill is discussed within paragraphs 3.3-3.6;• The timber screen has been reduced in size so it would no longer project across the rear wall of No.12 Primrose Hill Studios.					

Site Description

The application site is located to the southern corner of Primrose Hill Studios which is a complex of Grade II listed artists studio houses dating from 1877-82. The property itself known as the Lodge is thought to have been built as servant's quarters. Within the studios listing they are noted as an early, attractive and well-preserved example of speculatively built artists' studio houses.

The site comprises of the main dwelling, the Lodge together with a separate double garage located to the east of the main dwelling, between the two is an internal courtyard used as amenity space for the property. Above the garage to the east elevation is a timber fence. The site is accessed from within Primrose Hill Studios via a single gate or on Kingstown Street which provides vehicular access to the garage together with an entrance into the internal courtyard.

The site is located within the Primrose Hill conservation area.

Relevant History

There is no relevant planning history on the site.

Relevant policies

National Planning Policy Framework (April 2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2013)
CPG6 Amenity (2011)

Primrose Hill Conservation Area Statement (2000)

Assessment

1. Revisions

1.1 Following comments from the CAAC and the Council's Conservation Officer, revisions were sought on the application which reduced the size of the infill extension, reduced the amount of timber panelling to the first floor addition and removed the terrace above the infill extension.

2. Proposal

2.1 Planning permission is sought for the erection of a first floor extension above the existing garage, partial conversion of existing garage to habitable room to provide accommodation and an infill extension linking the main dwelling with the garage.

2.2 The proposed first floor extension to the garage would increase the garage by a single storey to a height of 5.1m in comparison to the existing height of 2.3-2.4m. The extension would span the full width of the garage at 5.6m and depth at 6m. The elevation that faces into the courtyard would incorporate full height metal framed windows at both ground and first floor levels. The first floor extension would be clad in a bitumen timber screen to the rear and side elevations. The first floor extension would be used for an open plan studio space, the ground floor of the garage would be converted into a bedroom/study

2.3 The proposed infill extension would run between the rear of the Lodge and the garage acting as a link between the two. The infill would measure 2.4m wide, 4.4m in length and 2.3m in height. It would be fully glazed with a flat roof.

2.4 The proposal also includes the replacement of the existing gate from studio into the site with a new timber door with the arch above being infilled.

3. Design

3.1 As the site exists it comprises of a pair of garages to the eastern end which are separated from the main house by a courtyard garden. This space is accessed by a single doorway from the main Studios courtyard and by a high pair of solid gates from Kingstown Road that restrict views into the site.

3.2 With regard to the proposed first floor extension to the garage, this would have solid elevations to the south and east, clad with a timber screen. This would partially replicate the existing timber fencing on the east elevation and would only be marginally higher, albeit continuing around to the south elevation as well. This is considered to be a relatively modest addition in terms of its height and bulk which would sit comfortably in relation to the ground floor garage structure and the main listed building. The surrounding context along Kingstown Road is of a similar scale, with other rectilinear forms apparent such as the later 20th century blocks of Auden Place and the contemporary new build at No.47. The west, courtyard facing elevation would be fully glazed at ground and first floor level and the garage doors would be replaced with similar units albeit with small glazed lights. Such detailing would ensure the development reads as a contemporary addition to the garage.

3.3 In respect of the proposed single storey infill extension, this has been reduced in size so it would be set back from the bay window feature of the property. It is noted that the CAAC has objected to this element of the proposal on the basis that the link would harm the integrity of the listed building and destroy the significance of the open courtyard space.

3.4 The CAAC have cited pages 15-16 of the Primrose Hill Conservation Area Statement in their objection. However the only relevant reference within these pages is the section entitled 'Alleyways and Block Infills' which states that "*They are clustered around small enclosed courtyards, or gardens, which are accessed from the main highway by a narrow alleyway.*" However this does seem to relate to the significance of the large communal courtyard within the wider Studios complex, rather individual private courtyards or gardens.

3.5 Although the proposed link would reduce the amount of outdoor space, given its lightweight construction and the retention of the exposed brickwork to the main house and the flank wall of No.12 it would reinforce the sense of the link as a distinct contemporary intervention that would not compromise the integrity or legibility of the listed building.

3.6 The proposed alignment of the link wall would allow the bay window to be appreciated and would not interrupt any other features of note. Whilst the secondary courtyard facing elevation is attractive it has been quite significantly compromised by the large and unsympathetic roof additions above. The picturesque quality of the building would not be harmed given the design, materials and siting of the proposed link.

3.7 The existing gate from the courtyard to the main Studios courtyard is to be replaced with a new timber door and the later open arch above will be infilled. This will be similar to the treatment adjacent at No.1 and is considered appropriate.

3.8 In light of the above following revisions the proposed development is not considered to harm the special interest and significance of the listed building. The additions to the height and bulk of the existing garages are considered appropriate and contextual and are not considered to harm the character and appearance of the conservation area, particularly given the relatively secluded location to the rear of the Studios.

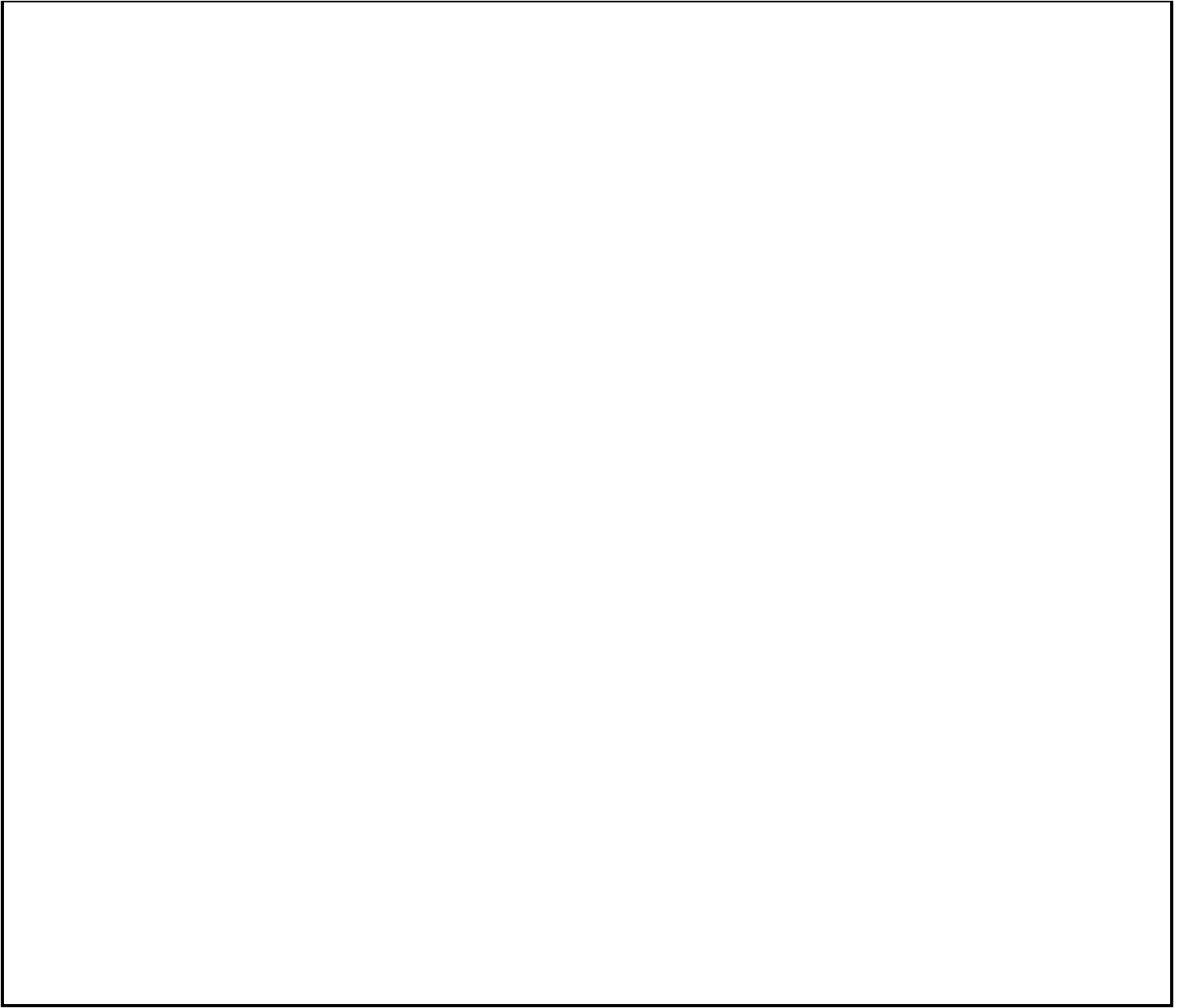
4. Amenity

4.1 Given the scale and siting of the proposed development, it would not result in harm to the levels of daylight or sunlight received by neighbouring residents, nor would the proposal harm to the outlook enjoyed by neighbouring residents. In terms of privacy the proposed development would not cause harm to the current privacy enjoyed by neighbouring residents as there would be no outward facing windows.

5. Recommendation: Grant conditional permission and conditional listed building consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th October 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'



UCHI Architecture Ltd.
The Studio
20 Moorland Road
Harpenden
Hertfordshire
AL5 4LA

Application Ref: **2013/3127/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

10 October 2013

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
**The Lodge
Primrose Hill Studios
Fitzroy Road
London
NW1 8TR**

DECISION

Proposal:

Erection of a first floor extension above the existing garage, partial conversion of existing garage to habitable room to provide accommodation and an infill extension linking the main dwelling with the garage(Class C3).

Drawing Nos: P01F, P02F, P03F, P04F, P05F, P06F, P07F, P08F, P09F, P10G, P11 G, P12G, P13G, P14G, P15G, P16G and P17G.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans P01F, P02F, P03F, P04F, P05F, P06F, P07F, P08F, P09F, P10G, P11 G, P12G, P13G, P14G, P15G, P16G and P17G.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Detailed drawings and samples of materials as appropriate, in respect of all facing materials, shall be submitted to and approved in writing by the local planning authority prior to commencement of development. 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

[contacts/environment/contact-the-environmental-health-team.en](#) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DRAFT

DECISION

UCHI Architecture Ltd.
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20 Moorland Road
Harpenden
Hertfordshire
AL5 4LA

Tel 020 7974 4444
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planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2013/3435/L**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

10 October 2013

Dear Sir/Madam

DRAFT
DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**The Lodge
Primrose Hill Studios
Fitzroy Road
London
NW1 8TR**

DECISION

Proposal:

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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 works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)



Views of existing garage fronting Kingstown Road



East elevation of site neighbouring No.12 Primrose Hill Studios



View from within Primrose Hill studios



Location of proposed link infill extension within courtyard



Application site