

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

Application Ref: **2011/5335/P**  
Please ask for: **Nicola Tulley**  
Telephone: 020 7974 **2527**

22 December 2011

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Refused**

Address:

**4 Primrose Hill Studios  
Fitzroy Road  
London  
NW1 8TR**

Proposal:

Erection of single-storey rear extension with green roof (following demolition of existing rear extension), replacement/refurbishment of ground and first floor level rear windows, installation of clay ridge tiles and associated external alterations to dwellinghouse (Class C3).

Drawing Nos: 000A; 001; 002; 003; 004; 005A; 007; 008A; 009; 011A; 012A; 013B; 014A; 015A; 017; 018A; 019A; 030; 040; Heritage Statement for 4 Primrose Hill Studios (undated);

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

#### **Reason(s) for Refusal**

- 1 The proposed single storey rear extension by reason of its bulk, form and detailed design, would be an overly dominant structure which does not respect the



proportions or composition of the listed building and would thus have a harmful impact upon its special architectural and historic interest, and would be detrimental to the character and appearance of the neighbouring complex of studio buildings and the wider conservation area, contrary to Core Policy: CS14 (Promoting high quality places and conserving our heritage) and Development Policies: DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of Camden's Local Development Framework 2010.

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