

Delegated Report		Analysis sheet		Expiry Date:		12/07/2010	
		N/A / attached		Consultation Expiry Date:		16/06/2010	
Officer				Application Number(s)			
Charlie Rose				2010/2162/L			
Application Address				Drawing Numbers			
12 Primrose Hill Studios London NW1 8TR				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of roof lantern light to residential flat (Class C3).							
Recommendation(s):		Grant consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice: No Response					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The application site is 12 Primrose Hill Studios a mid-terrace two storey. The building is grade II listed artists studio houses built circa 1880 and is situated within the Primrose Hill Conservation Area. The building is subject to an article 4 direction.

Relevant History

N/a

Relevant policies

Replacement Unitary Development Plan 2006

B1, B3, B6 and B7

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

DP25

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Proposals: Replacement of roof lantern light to residential flat.

Assessment:

The material planning considerations for this application are:

The impact of the proposed windows and replacement rooflight on the character and appearance of the listed building and the conservation area;

Conservation Area/Listed Building

This Grade II listed building forms part of a group of 12 artists' studios, dating from 1877-82 by Alfred Healey. The building was originally a single bay studio with a flat roofed entrance bay linking it to its neighbour, and is constructed of stock brick with red brick dressings. A large rooflight to the north slope provided the necessary lighting.

Alterations

The existing north facing rooflight is to be replaced due to its state of repair. It would be replaced in a like for like manner in respect of materials, detailed execution and finished appearance.

The studios all have slightly different rooflights, suggesting they have been replaced in a piecemeal fashion as and when necessary. In this regard the loss of the potentially original rooflight is not considered to harm the special interest of the group of studios.

The replacement of the window would not alter the character or appearance of the Conservation Area.

Recommendation:

Grant Listed Building Consent subject to standard conditions.

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