

Ms Jennifer Chan  
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Berkley Grove  
London NW1 8XY

Application Ref: **2018/2665/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974 **5648**

2 August 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:  
Refurbishment works

Drawing Nos: Application form, 3PHS-LDP-01 Location and Drainage Plan(1), 3PHS-LDP-01 Location and Drainage Plan, 3PHS Master Planning-Application for Planning Listed Building Consent for Exterior rev A (2), Photographs as Existing of Exterior 2of2, Photographs as Existing of Exterior 1of 2, 3PHS-E1-JCh-DAHS010618\_ JF exterior.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 3PHS-LDP-01 Location and Drainage Plan(1), 3PHS-LDP-01 Location and Drainage Plan, 3PHS Master Planning-Application for Planning Listed Building Consent for Exterior rev A (2), Photographs as Existing of Exterior 2of2, Photographs as Existing of Exterior 1of 2, 3PHS-E1-JCh-DAHS010618\_ JF exterior.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 3 Primrose Hill studios was built in 1877-82 as an artist studio. The building is constructed from London stock with a red brick trim and a slate roof. The principal room is to the rear at ground floor level and is double height with a mezzanine level. There are stairs in the front of the building that lead to a first floor roof space. The building has been used for residential purposes for some time.

The proposals are related to the renovation of the building to suit the new owners.

The principal alteration is the replacement of the existing rear doors and roof window with more contemporary glazing and framing. The existing glazing is not historic, dating back to the 1970s, and is also not of aesthetic value. The removal of these elements is therefore acceptable. The proposed glazing arrangement is aluminium framed with a composition that compliments the architectural character of the building and enhances the appearance of the rear elevation.

Various other minor alterations are proposed. An unsympathetic modern window to the front elevation is replaced with a more historically accurate window. Various flues are removed from the side elevation and visually sympathetic air bricks are inserted to ventilate the building. In addition, the garden fence is replaced with a brick wall constructed from yellow London stock bricks to match the rest of the development.

The proposals will improve the appearance and enhance the significance of the grade II listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

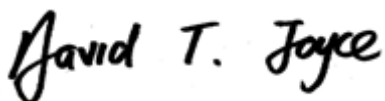
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning