

Ms Jennifer Chan
Chassay+Last Architects
Berkeley Works
Berkley Grove
London
NW1 8XY

Application Ref: **2018/2667/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:
Interior refurbishment works
Drawing Nos: Application form, 3PHS-LDP-01 Location and Drainage Plan, 3PHS_PlanningApplication_Interior_RevC(2), 3PHS-E1-JCh-DAHS010618_ JF interior, Photographs as Existing of Interior 2of2, Photographs as Existing of Interior 1of2.

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, 3PHS_PlanningApplication_Interior_RevC(2), 3PHS-E1-JCh-DAHS010618_JF interior, Photographs as Existing of Interior 2of2, Photographs as Existing of Interior 1of2.

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 is a staircase in the front of the building that leads to a first floor roof space. The building has been used for residential purposes for some time.

The proposals relate to the renovation of the building to suit the new owners.

The principal alteration is the movement of the staircase leading from the ground floor to the first floor. The staircase is currently located in the front room at ground floor level and leads to a landing with rooms coming from either side. The position of the staircase is not original, the removal will therefore not harm the architectural integrity of the building nor will it result in the loss of historic fabric. It is unclear if the position of the proposed staircase reinstates the historic position, but never the less, it is sensitively placed creating a coherent layout that better reveals the original architectural intention of the building.

In the principal room to the rear, the proposals include rebuilding the mezzanine level and re-orientating the stairs. The existing mezzanine is not historic, but it is thought that there would have been a mezzanine level here when the building was used as an artist studio. The proposed mezzanine is set slightly away from the large window looking out to the garden, this gives the window space to breathe and improves its presence within the room.

In addition, the floor of the principal room is lifted and underfloor heating is inserted within the existing joists. The existing floor is a mixture of new and historic boards. The historic boards will be re-laid once the underfloor heating has been inserted.

At present, the front room is used as a bedroom and is accessed from the hall way. The proposals reinstate the historic access from the principal room and slightly

shifts the access from the hallway. It's not clear if there was access from the hallway historically, it is quite likely that access was only from the principal room. An en-suite bathroom is also created in one corner of the bedroom, replacing the current staircase. Although partitioning the room here is not ideal, the arrangement improves the existing layout and is easily reversible. The proposals also include the removal of the ceiling in this room. The ceiling is constructed from modern plasterboard, its removal therefore does not contribute to the historic and architectural value of the building.

At first floor level the plan form is altered and to some degree reinstated to accommodate the new staircase. A bathroom and bedroom are created and a small section of the roof removed. Although this is not ideal, the space at this level is optimised and overall, the historic accuracy of this floor is improved.

The proposed works will not harm the special interest 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

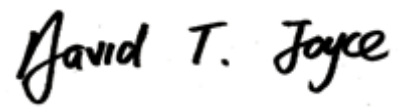
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning