

Application ref: 2018/1156/L
Contact: Emily Whittredge
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Date: 8 February 2019

Development Management
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Sidell Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Lodge
Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

Proposal:

First floor extension over existing double garage and single storey link to main dwelling at ground floor.

Drawing Nos: PL-20 B, PL-18 B, PL-17 B, PL-16 B, PL-14 A, PL-12 A, PL-11 A, PL-01, PL-19, PL-15, PL-08, PL-05, PL-07, PL-06, PL-10, PL-04, PL-09, PL-02, PL-03, Design and Access Statement, Heritage Statement.

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: PL-20 B, PL-18 B, PL-17 B, PL-16 B, PL-14 A, PL-12 A, PL-11 A, PL-01, PL-19, PL-15, PL-08, PL-05, PL-07, PL-06, PL-10, PL-04, PL-09, PL-02, PL-03.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details of the method of fixing of the new link structure to the main dwelling at a scale of 1:10.

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 Reasons for granting listed building consent

The proposed first floor extension to the existing detached garage building is considered to be secondary to the host dwelling and appropriate in respect of scale, siting, materials and design. The first floor extension would be used for an open plan studio space with living accommodation ancillary to the main dwelling. The simple modern design is appropriate and is not considered to harm the special interest or significance of the listed building.

The outbuilding would be read as a contemporary addition to the site and clearly subordinate in scale and function to the Listed complex. The proposed materials include light render, metal window frames and hardwood slatted rainscreens. The contemporary materials would be sympathetic to, while contrasting with, the listed host building and are considered appropriate. Conditions attached to the decision notice will ensure protection of the historic fabric.

In response to objections from the conservation officer, the proposal was revised during the course of the application to change the pitched roof form to a flat roof similar to the scheme previously approved.

The courtyard development would be concealed by the boundary walls and gates and would therefore not impact upon views from the street scene. The lightweight appearance of the link would ensure that the openness between the two buildings is preserved would not compromise the integrity or legibility of the listed building.

The CAAC has made a number of requests in respect of the proposal, which have been given consideration in the determination of this application. The planning history of the site has been taken into account. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2018.

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning