

Application ref: 2019/5319/P
Contact: Sofie Fieldsend
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Date: 11 August 2020

Development Management
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Sidell Architects
Vineyards
36 Gloucester Avenue
Primrose Hill
London
NW1 7BB
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

Primrose Hill Studios
The Lodge
Fitzroy Road
London
NW1 8TR

Proposal:

Variation of Condition 3 (approved plans) of planning permission dated 08/02/2019 ref. 2018/0191/P for First floor extension over existing double garage and single storey link to main dwelling at ground floor, namely to amend the layout of the courtyard and studio building, and re-site the roof lights.

Drawing Nos: PL-011 Rev.B; PL-012 Rev.B; PL-014 Rev.B and PL-017 Rev.C.

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

Reason(s) for Refusal

- 1 The proposed enlargement of the ground floor extension would by reason of its footprint, scale and siting appear as a dominant addition that would diminish the size and quality of the courtyard space, harming the architectural and historic interest of this Grade II listed building and its setting, and would fail to preserve or enhance the character and appearance of the Primrose Hill Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

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 2019.

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, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment