

Application ref: 2019/5354/L
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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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
Primrose Hill Studios
The Lodge
Fitzroy Road
London
NW1 8TR

Proposal:

Ground and first floor extension to existing double garage and single storey link to main dwelling at ground floor.

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** listed building consent 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 contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

Informative(s):

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