

Planning Department
Camden Council
Civic Offices



Arthurs Planning & Development

Acorn Cottage, Rowner Road
Billingshurst,
West Sussex,
RH14 9HU

30th August 2022

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),
12 and 13 Primrose Hill Studios, London NW1 8TR**

On behalf of the client, Rory and Barbara Campbell-Lange, I submit a joint Listed Building and Planning application to undertake works at No.12 and No.13 (The Lodge) Primrose Hill Studios. The properties, which are under the same ownership, are adjacent to each other and are separated by a courtyard area and recently demolished garage block.

The proposed development is for the internal remodeling of both No.12 and No.13 Primrose Hill Studios, a new basement studio linked to No.12, external modifications to No.13, new windows and remodeling of the courtyard to form a shared amenity area.

Material to the determination of the application is the extant permission on the site, 2018/0191/P, approved on the 8th February 2019 and in part implemented by the removal of the garage block on the site. Confirmation thereof was received by Camden Planning on 10th December 2021. The approved scheme is for a first-floor extension over a double garage and single storey link to the main dwelling at ground floor.

The application documents consider in detail the evolution of the proposed scheme and how this seeks to improve on the form and nature of the approved scheme whilst respecting and safeguarding the heritage assets on the application site.

Application Documents

The detailed Planning and Listed Building Application includes the following documents and plans.

- Application form and fee
- Design and Access Statement
- Heritage Statement
- Condition Survey and Building Conservation Proposals
- Basement Impact Assessment
- Flood Risk Assessment and Drainage Strategy
- Air Quality Assessment
- Draft Construction Management Plan
- Energy Statement
- Arboricultural Impact Assessment and Method Statement
- Acoustic Assessment Report

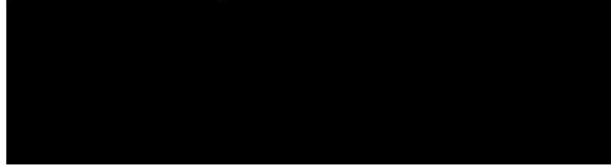
Drawings

The drawings submitted include:

- 352_P_001_Site Location Plan
- 352_P_002_Site Plan
- 352_P_010_Existing Ground Floor Plan
- 352_P_011_Existing First Floor Plan
- 352_P_012_Existing Roof Plan
- 352_P_020_Existing Section AA and BB
- 352_P_021_Existing Section CC
- 352_P_022_Existing Section DD
- 352_P_030_Existing Elevation A and B
- 352_P_031_Existing Elevation C, D and E
- 352_P_040_Demolition Ground Floor Plan
- 352_P_041_Demolition First Floor Plan
- 352_P_042_Demolition Roof Plan
- 352_P_050_Demolition Section AA and BB
- 352_P_051_Demolition Section CC
- 352_P_052_Demolition Section DD
- 352_P_100_Proposed Basement Plan
- 352_P_101_Proposed Ground Floor Plan
- 352_P_102_Proposed First Floor Plan
- 352_P_103_Proposed Roof Plan
- 352_P_200_Proposed Section AA and BB
- 352_P_201_Proposed Section CC
- 352_P_202_Proposed Section DD
- 352_P_300_Proposed Elevation A and B
- 352_P_301_Proposed Elevation C, D and E

We trust that the enclosed is sufficient for you to validate and determine the application. However, should you require any further information please do not hesitate to contact me for assistance.

Yours faithfully



Patrick Arthurs
Planning Director