

Dear Mr Fitzpatrick

Application No: 2022/3694/P – 12 & 13 Primrose Hill Studios, NW1 8TR
Associate Application No: 2022/4547/L

I am writing with regard to the recent submission for Planning and Listed Building Consent for the above. As an architect, and the previous owner of the Lodge (13) for over twenty years, the application was brought to my attention by my ex-neighbours.

After extensive consultation with my then neighbours you will be aware that I had sought and received permission for the adaptation of one, but not both, of the garages to provide additional living accommodation on ground and upper floor linked to the existing Lodge building. In other words, one garage was to be retained in its entirety.

There had been a history in Kingstown St of considerable disruption caused by basement works and, conscious of conservation in terms of planning and sustainability, my scheme was designed to retain as much of the existing fabric of the building, and avoid further extensive disruption. The request several years ago for excavation of a basement by my nearest neighbour at No. 34 Kingstown St was strongly resisted and refused by the Planners. I am fully aware of the prolonged heartache for the community that would result from the digging of a basement under these two sites.

Without going into the merits, or not, of the overall scheme I have reservations on one or two fronts. My intended Kingstown St elevation with translucent window panel, translucent up and over garage door, and retention of original brickwork with timber trellis above to support the existing mature planting, animated the street scene. The latest proposal with the loss of the greenery would appear to be for a new five-metre high, solid blank brick façade.

On the alterations front two things surprise me. One the boldness of the reconfiguring of the entire Lodge interior and its South elevation in light of the resistance I received from Conservation and Planning on minor changes discussed, and two, the Council's possible consideration of the loss of the garage with subsequent reduction in parking space in a street already without adequate provision.

A final point I would raise is that, as I believe a resident of Kingstown St has made you aware, the representation of my scheme presented by the applicant to neighbours was grossly architecturally inaccurate. They perhaps felt they needed to do this to strengthen their case.

Yours sincerely

Ron Sidell RIBA FRSA Dip Arch Cantab
08.11.22

