

Application ref: 2022/3472/P
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London Borough of Camden
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Johnston Cave Associates
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OX1 5JX
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

5 Primrose Hill Studios
Fitzroy Road
Camden
London
NW1 8TR

Proposal: Various works including: removal of internal gallery and stairs; replacement of non-original doors, windows, and rooflights; external maintenance; reinstatement of original door openings; replacement of ground floor rear extension.

Drawing Nos: Site Location and Block Plan; Design and Access Statement; Heritage Statement; 2606_20-1_P1; 2606_20-2_P1; 2606_20-3_P1; 2606_20-4_P1; 2606_20-5_P1; 2606_20-6_P1; 2606_20-7_P1; 2606_20-8_P1; 2606_20-9_P1; 2606_20-10_P1; 2606_20-11_P1; 2606_20-12_P1; 2606_21-1_P1; 2606_21-2_P1; 2606_21-3_P1; 2606_21-4_P1; 2606_21-5_P1; 2606_21-6_P1; 2606_21-7_P1; 2606_21-8_P1; 2606_21-9_P1; 2606_21-10_P1; 2606_21-11_P1; 2606_21-12_P1; 2606_30-1_P1; 2606_30-3_P1; 2606_30-4_P1; 2606_30-5_P1; 2606_30-6_P1; 2606_30-7_P1; 2606_30-8_P1; 2606_30-9_P1; 2606_30-10_P1; 2606_30-11_P1; 2606_30-12_P1; Details of floor build up; Floor Construction Details.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location and Block Plan; Design and Access Statement; Heritage Statement; 2606_20-1_P1; 2606_20-2_P1; 2606_20-3_P1; 2606_20-4_P1; 2606_20-5_P1; 2606_20-6_P1; 2606_20-7_P1; 2606_20-8_P1; 2606_20-9_P1; 2606_20-10_P1; 2606_20-11_P1; 2606_20-12_P1; 2606_21-1_P1; 2606_21-2_P1; 2606_21-3_P1; 2606_21-4_P1; 2606_21-5_P1; 2606_21-6_P1; 2606_21-7_P1; 2606_21-8_P1; 2606_21-9_P1; 2606_21-10_P1; 2606_21-11_P1; 2606_21-12_P1; 2606_30-1_P1; 2606_30-3_P1; 2606_30-4_P1; 2606_30-5_P1; 2606_30-6_P1; 2606_30-7_P1; 2606_30-8_P1; 2606_30-9_P1; 2606_30-10_P1; 2606_30-11_P1; 2606_30-12_P1; Details of floor build up; Floor Construction Details.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill) doors, and rooflights.
- b) Details of the fireplace to be reinstated within the main studio, including the new chimney piece to be inserted.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The existing kitchen extension should be dismantled by hand and the bricks salvaged and stored for reuse on site. Once the required foundations have been prepared the extension should be reconstructed with the salvaged bricks using the same brick bond, lime mortar, and joint widths as per the original extension. Any shortage of bricks should be made up with bricks to match the existing and located randomly throughout the extension rather than used to construct any single section.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The proposed floor build up will be constructed so that the original floorboards are maintained and protected, with all insulation and new timber flooring laying or 'floating' above the historic flooring and not being fixed.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of D2 of the London Borough of Camden Local Plan 2017.

- 8 A schedule of existing original details such as architraves, skirtings, picture rails, doors, window frames, and other details of the building's historic fabric should be compiled.

Reason: In order to safeguard the special architectural and historic interest of the building and its features in accordance with the requirements of D2 of the London Borough of Camden Local Plan 2017.

- 9 The rooflights hereby approved shall be non-opening and fixed shut and shall be maintained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed development would involve internal and external works to the property, which is Grade II listed and located within Primrose Hill Studios - a group of historic artist studios on the east side of Fitzroy Road, within the Primrose Hill Conservation Area.

The existing non-original kitchen extension is thought to have been constructed

roughly around the 1970s, and this will be replaced with a new extension that keeps a similar footprint but protrudes an additional 200mm from the rear elevation of the host building. The new extension will be constructed of reclaimed bricks (secured through condition 5 of this decision) and the windows and door will be slim steel profile, contrasting with the historic elements of the main building, complimenting the architectural character, and enhancing the appearance of the rear elevation.

The other significant external alteration is the replacement of the existing rear doors and roof window with double-glazed slim steel profile framed doors and rooflight. Although the use of steel is not traditional, the existing timber frame and glazing is not historic and steel would better represent the studio form than the existing, so its replacement is considered to be acceptable given how the proposed materials compliment the architectural character of the building. There is also some precedent for replacing the doors and rooflight to the rear of the studios due to previous consents granted in neighbouring properties. The details of these windows and doors are required through condition 4 of this decision.

Various other more minor alterations are proposed. Brickwork will be repointed and made good where required, and all existing rooflights are to be replaced with clear double glazed rooflights. The existing windows will be made good as required and the non-original window to the south elevation will be replaced to match the adjacent original windows. Details of all works to windows and doors will be required through condition 4 of this decision.

Internal works involve the removal of the non-original gallery over the principal studio space, which is thought to have been constructed in the 1930s. The removal of the gallery is therefore deemed to be acceptable. Original door openings are to be reinstated. The non-original flooring will also be removed and replaced with a timber floor, with low profile underfloor heating laid over the original floorboards. This will be designed to 'float' above the historic floorboards so as to avoid any harm being caused to the building's special interest and will be secured through condition 7 of this decision.

Given the nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of daylight/sunlight, outlook, or privacy.

No objections were received prior to making this decision. The Primrose Hill CAAC commented on the application to state they had no objection to the proposal but did request conditions that secure protection for the original floorboards, provide a schedule of original features, and require detailed drawings of replacement doors, windows, and rooflights. These elements have all been secured by condition.

The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer