

Application ref: 2022/4038/L
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Johnston Cave Associates
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undefined

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

5 Primrose Hill Studios
Fitzroy Road
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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three

years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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

Informative(s):

- 1 The proposed development would involve internal and external works such as the repointing of brickwork, reinstatement of original door openings, replacement of non-original kitchen extension, removal of non-original gallery and stair, and replacement of non-original doors, windows, and rooflights. The property is Grade II listed and is located within Primrose Hill Studios - a collection of historic artist studios on the east side of Fitzroy Road, within the Primrose Hill Conservation Area.

The external works such as the demolition and rebuilding of the existing rear extension and the replacement of windows and doors will only involve the removal of non-original elements. The rear extension will be constructed from reclaimed bricks and will feature a slim steel profile window and door. These will match the material of the glazed windows, door, and rooflight on the north elevation, which will also be slim steel profile. These will resemble the studio character of the property more than the existing design, so the glazing arrangement and external materials are considered to complement and enhance the character of the listed building.

The internal works include the removal of the non-original gallery over the principal studio space, the reinstatement of original door openings, and the

removal and replacement of non-original flooring over the original historic floorboards. These changes have been assessed by Camden's Conservation team, who have confirmed that the proposals are not considered to cause harm or adversely impact the special interest of the listed building. Indeed, the removal of non-original elements and the reinstatement of features and arrangements will compliment the architectural and historic character of the building.

The application has been advertised in the press and by means of site notices, and there were no consultation responses besides the Primrose Hill CAAC, who made no objection. The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer