

## 2025/2842/P and 2025/2887/L – 12 and 13 Primrose Hill Studios











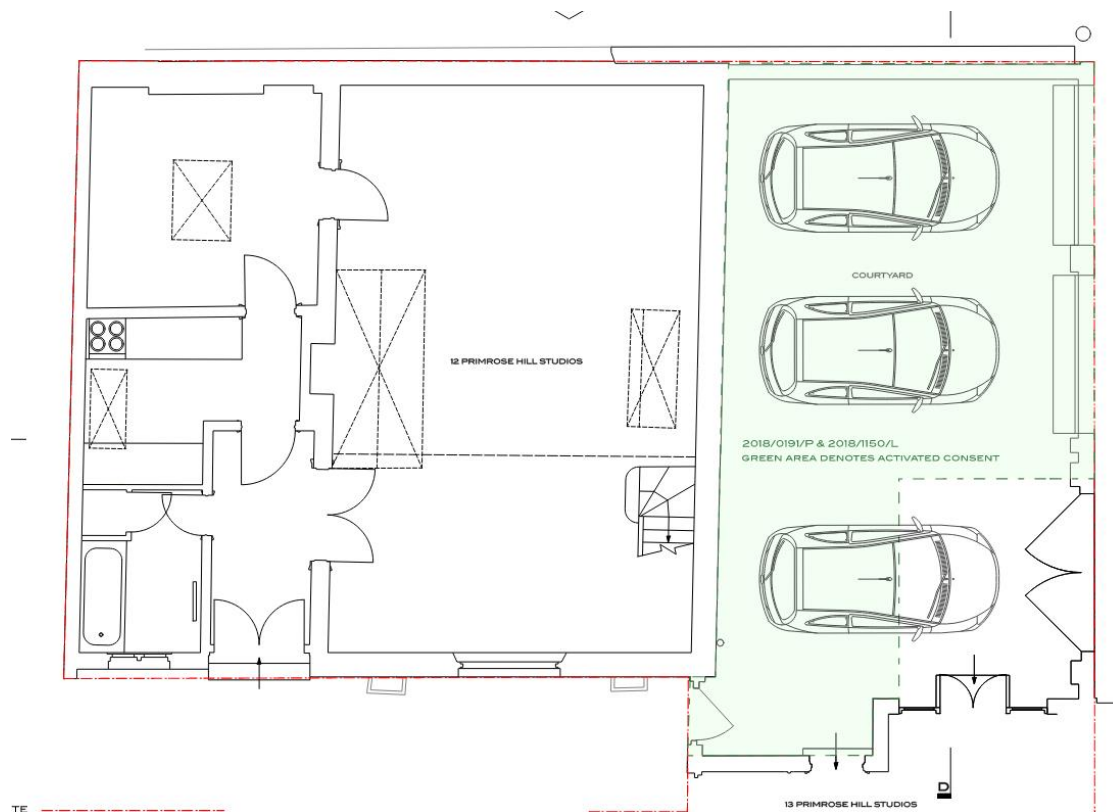


Figure 1: Existing Ground Floor Plan

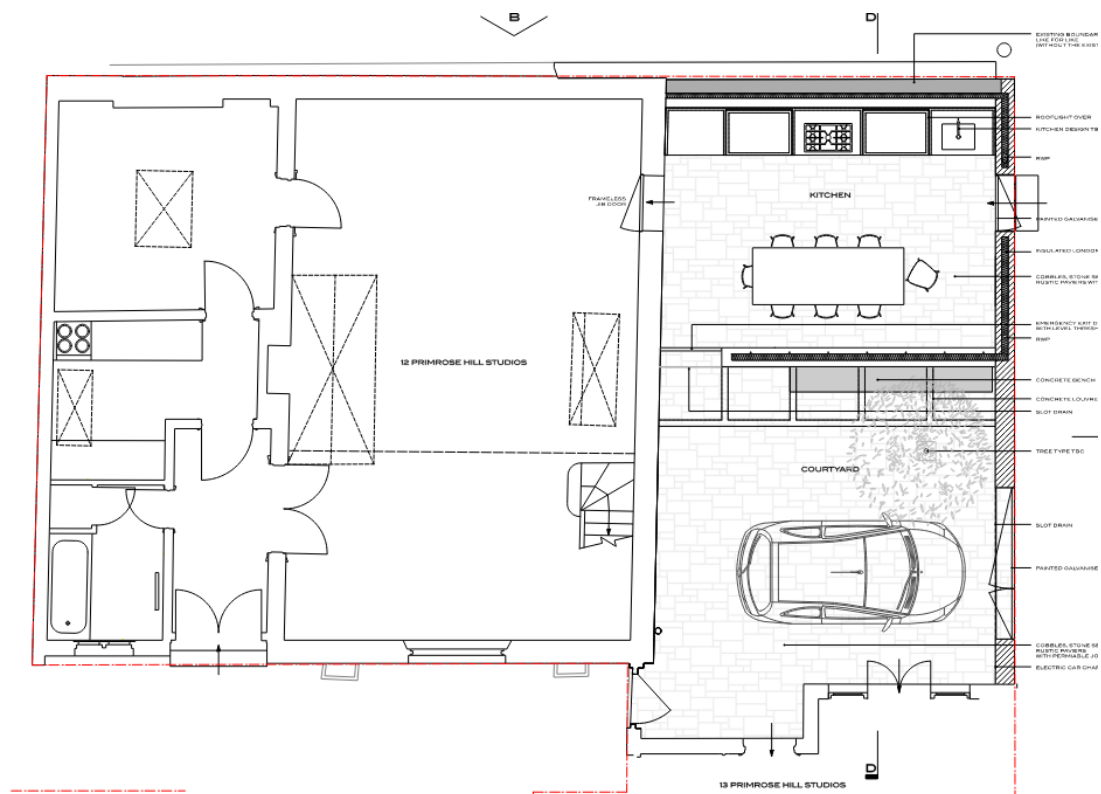


Figure 2: Proposed Ground Floor Plan

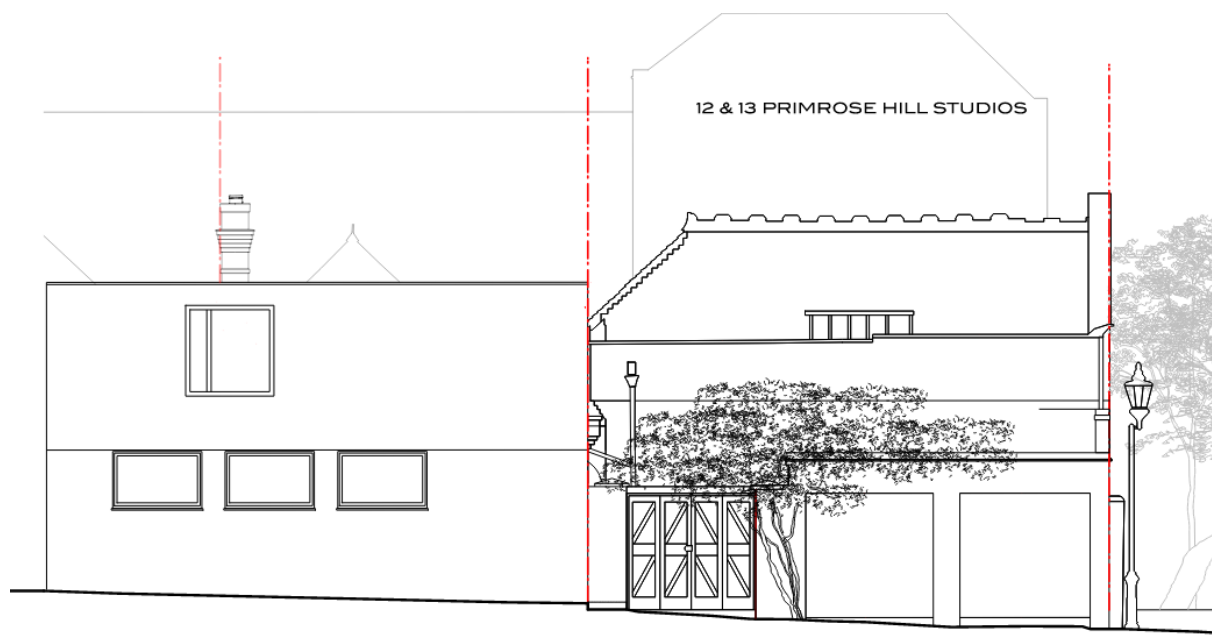


Figure 3: Existing North-east Kingstown Street elevation

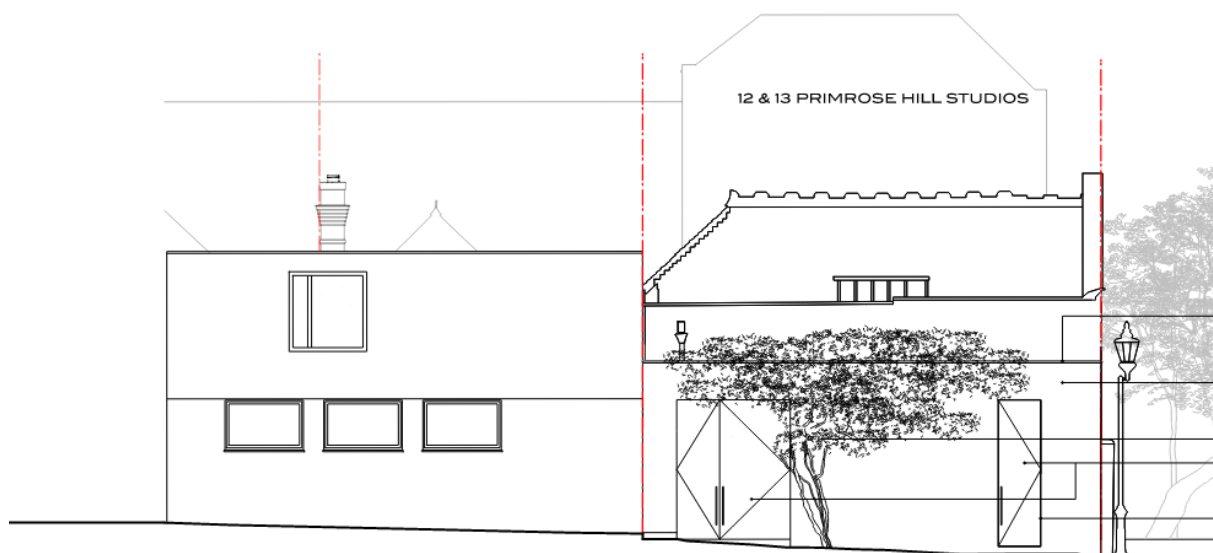


Figure 4: Proposed North-east Kingstown Street elevation

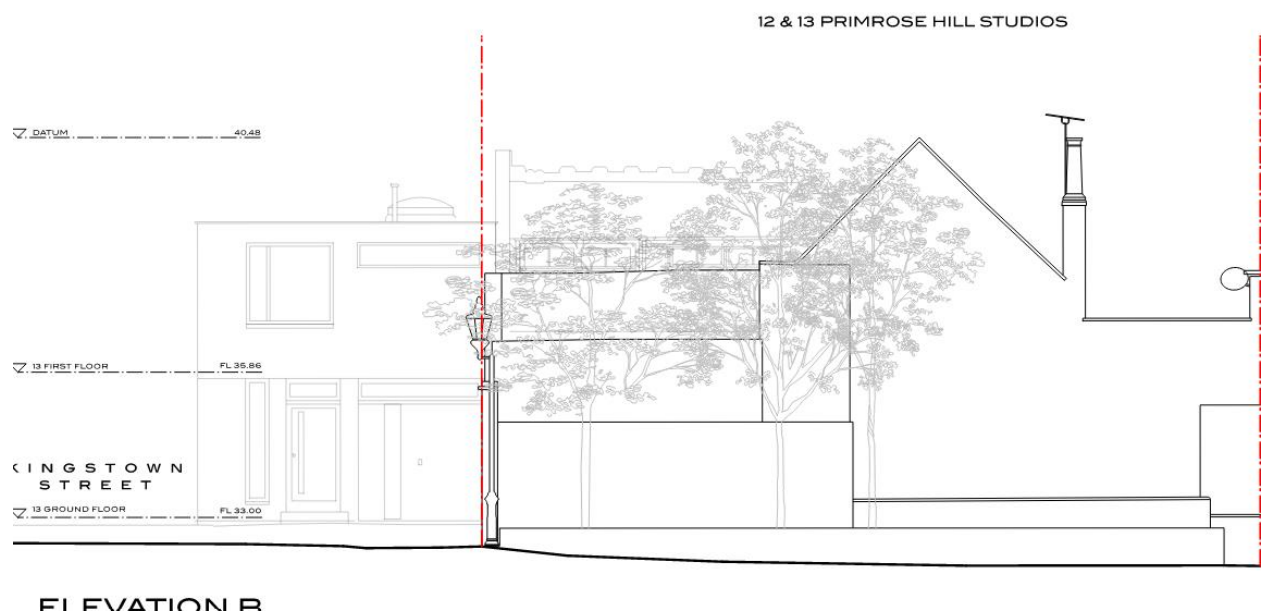


Figure 5: Existing North-west Kingstown Street elevation

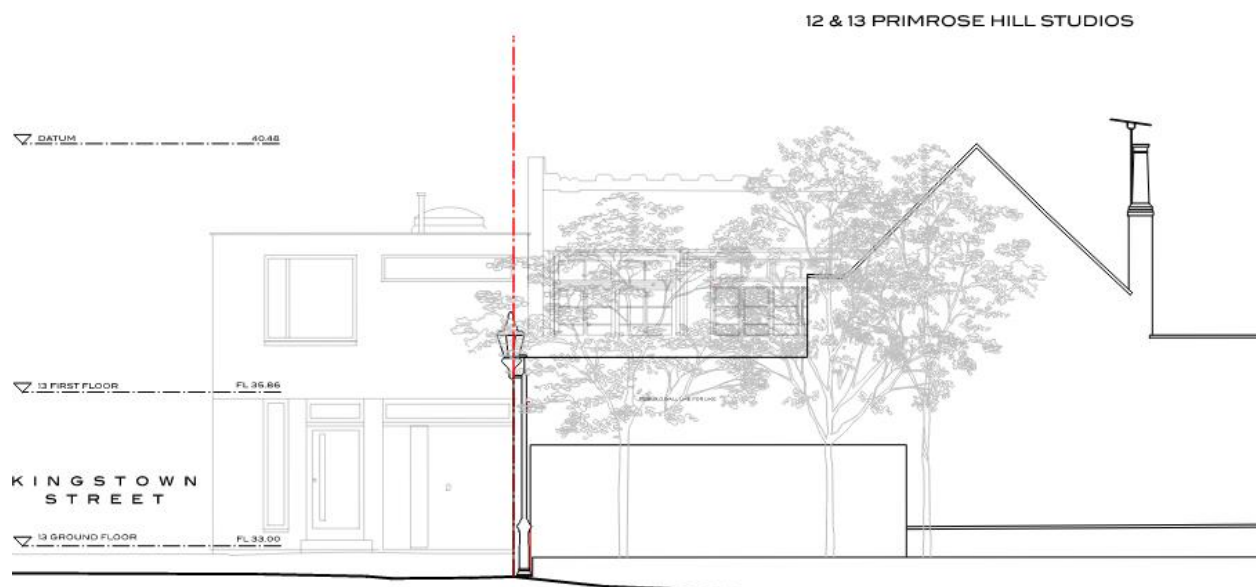


Figure 6: Proposed North-west Kingstown Street elevation

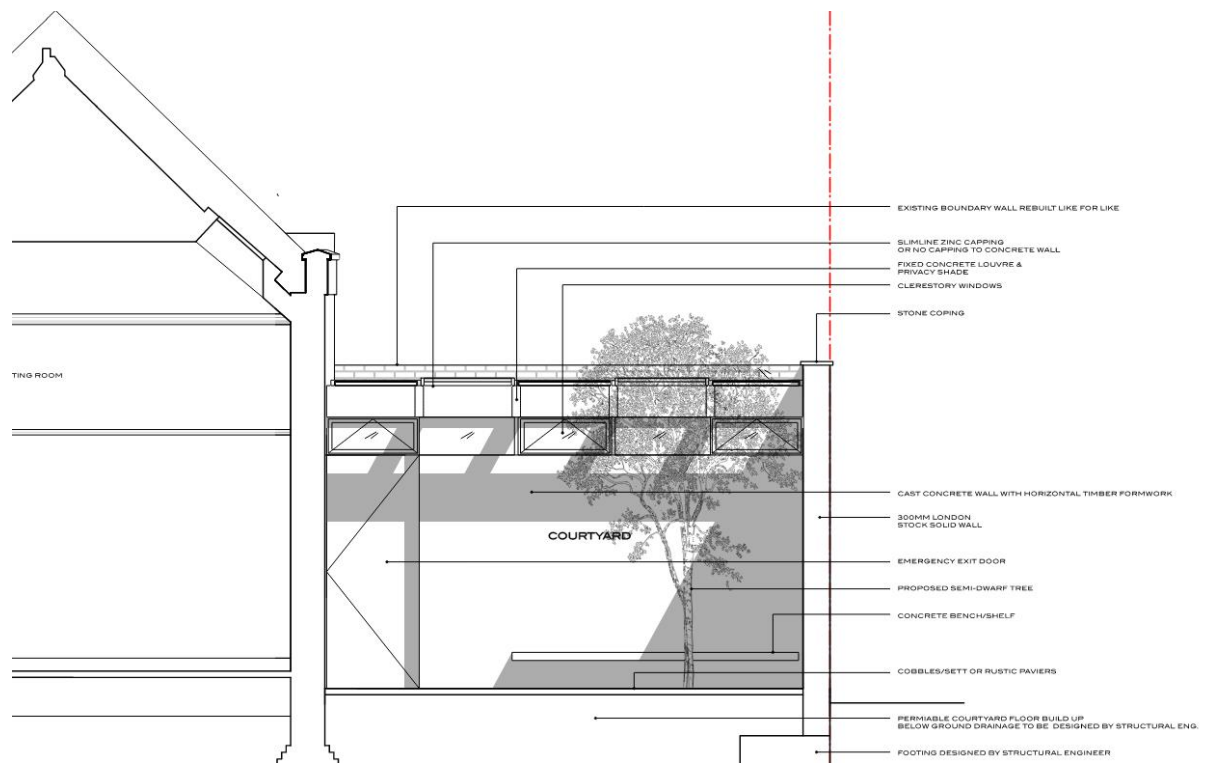


Figure 7: Proposed Courtyard elevation/section to proposed extension

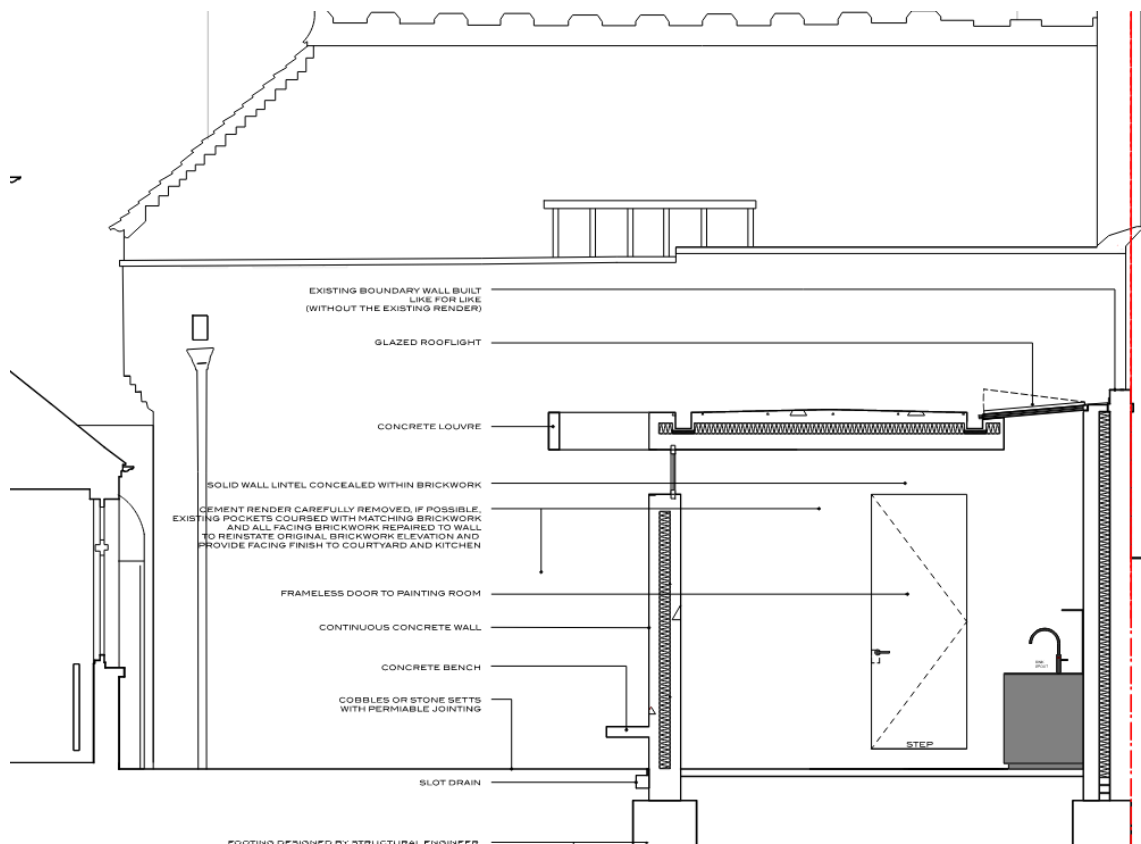


Figure 8: Proposed north-west view of proposed extension





<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>25/08/2025</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>03/08/2025</b>
<b>Officer</b>				<b>Application Number(s)</b>	
Brendan Versluys				2025/2842/P and 2025/2887/L	
<b>Application Address</b>				<b>Drawing Numbers</b>	
12 and 13 Primrose Hill Studios Fitzroy Road London NW1 8TR				<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Demolition of existing external courtyard walls and doors and erection of a single storey side extension, rebuild the external courtyard boundary walls and other minor works to the courtyard.					
<b>Recommendation:</b>		i) Grant conditional planning permission ii) Grant conditional listed building consent			
<b>Application Type:</b>		Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on 9/05/2025 (consultation end date 28/07/2025).  A press notice was advertised 03/07/2025 (consultation end date 3/08/2025).			
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses	<p>3 objections were received following statutory consultation. A summary of responses is as follows:</p> <p><u>Principle of proposed works:</u></p> <ul style="list-style-type: none"><li><i>The application is an attempt to turn The Lodge and Studio 12 into one mega home via new kitchen / courtyard / one storey</i></li></ul> <p><u>Officer's response:</u></p> <p><i>The proposal is for a single storey side extension to no. 12, detached from no. 13, the works do not propose to physically combine these two properties</i></p> <p><u>Design and Heritage:</u></p> <ul style="list-style-type: none"><li><i>The proposed extension, by reason of its scale, position, and siting, would undermine the historic relationship between the two listed buildings, disrupt the planform of the host property, and result in the unacceptable loss of historic fabric, resulting in harm to the character and appearance of the conservation area and the special interest of the listed buildings.</i></li><li><i>The charm of the Primrose Hill Studios evolves from the position of the individual studios along an alley which forms an enclosure. Opening any of the studios to the surrounding backstreets would mean a radical invasion of the historic character of the mews. The existing outside connection is the back delivery door to "The Lodge" as it used to be the caretaker's home for the studios.</i></li><li><i>The fundamental problem remains the attempt to extend the two into one estate and extend No 12 to give it access to Kingstown Street. This remains in direct conflict with the basic premise of the purpose of the Primrose Studios and the reason why it is subject to a Preservation Order. the amalgamation of no. 12 and no. 13 profoundly alters the nature of the area and the extension of No 12 to Kingstown Street changes its nature.</i></li><li><i>The proposed kitchen that connects through an existing wall of the listed artist's studio, changes the use of the building and compromises its listed status.</i></li></ul> <p><u>Transport:</u></p>			

- *Kingstown Street is a particularly narrow and already well-developed street with a children's nursery at one end and a large old age development at the other with numerous Kingstown Street houses in between. There is absolutely no need to increase human and motorised traffic by accepting an additional entrance to a luxury estate which has already its own entrance in a beautiful less populated mews.*

Officer's response:

- *Design and heritage effects are assessed in section 3 of this report.*
- *Transport effects are assessed in section 4 of this report.*

## Site Description

The application site consists of two buildings; no.12 Primrose Hill Studios and what is referred to as no.13, though historically known as 'The Lodge', located within Primrose Hill Studios. Both are accessed primarily from Fitzroy Road and into the Primrose Hill Studios yard, though there is also an entrance into the Primrose Hill Studios yard through the rear from Kingstown Street; this rear entrance also allows access into The Lodge from the yard, but not into no.12.

Both properties are located at the southern corner of Primrose Hill Studios, a group of Grade II listed buildings constructed in the late 1800s as a speculative development for artists' studio houses. No.12 would have been one of these studios, and 'The Lodge' would have been a dwellinghouse for a porter, so is the only of the group that was constructed with domestic use as its primary function. Its entrance is located from the smaller yard accessed from Kingstown Road, whilst all the studios are accessed from the larger yard accessed from Fitzroy Road.

Both buildings have two storeys and are constructed of yellow stock brick, and both have a half-hipped roof, and 'The Lodge' also has a flat-roof modern dormer. The two buildings are connected by a courtyard accessed from Primrose Hill Studios and Kingstown Street, including two single-storey flat roof garages. However, these have been partially demolished in line with previous consents at the site. The application site is located within Primrose Hill Conservation Area, which both buildings are considered to contribute positively to, due to their listed status.

## Relevant History

**2024/3836/P** - Erection of single storey extension to courtyard, with doors to both existing studio building and Kingstown Street. Alterations to southern and eastern boundary walls including increase in height and replacement of garage entrances with steel doors. **Refused planning permission 17/01/2025**

Reasons for refusal:

- 1) The proposed extension, by reason of its scale, position, and siting, would undermine the historic relationship between the two listed buildings, disrupt the planform of the host property, and result in the unacceptable loss of historic fabric, resulting in harm to the character and appearance of the conservation area and the special interest of the listed buildings, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2) The proposed extension, by reason of its location and position, would result in direct overlooking to the windows and amenity space of the neighbouring property, resulting in harm to the amenity of neighbouring properties, contrary to Policy A1 (Managing the impact



of development) of the London Borough of Camden Local Plan 2017.

**2024/4296/L** - Erection of single storey extension to courtyard, with doors to both existing studio building and Kingstown Street. Alterations to southern and eastern boundary walls including increase in height and replacement of garage entrances with steel doors. **Refused listed building consent 17/01/2025**

Reason for refusal:

- 1) The proposed extension, by reason of its scale, position, and siting, would undermine the historic relationship between the two listed buildings, disrupt the planform of the host property, and result in the unacceptable loss of historic fabric, resulting in harm to the character and appearance of the conservation area and the special interest of the listed buildings, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

**2022/3694/P** – Refurbishment of two existing buildings including: replacement of existing rooflights; installation of access hatch to flat roof; recladding of dormer and installation of metal-framed windows and doors to side elevation of no.13; and various external minor alterations including like-for-like replacement of windows. **Planning permission granted 20/08/2024.**

**2022/4547/L** – Refurbishment of two existing buildings including: general internal remodelling and alterations including relocation of staircase and reinstatement works; replacement of existing rooflights; installation of access hatch to flat roof; recladding of dormer and installation of metal-framed windows and doors to side elevation of no.13; and various external minor alterations including like-for-like replacement of windows. **Listed building consent granted 20/08/2024.**

**2018/0191/P + 2018/1156/L** – First floor extension over existing double garage and single storey link to main dwelling at ground floor. **Planning permission and listed building consent granted 08/02/2019.**

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- T2 Parking and car-free development

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Transport (Jan 2021)

### Primrose Hill Conservation Area Appraisal and Management Strategy 2001

### Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a Submission Draft Camden Local Plan (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission

to the government for examination following a further period of consultation. The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closes on Friday 27 June 2025. The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## **Assessment**

### **1. The proposal**

The proposal seeks to erect a new single-storey extension to no.12 and adjoining Kingstown Street. This would be accessed through a new opening to the south wall of the building, in the form of a frameless 'jib' door, and would accommodate a kitchen. The extension would include clerestory windows, and a door onto the small courtyard between no. 12 and no. 13.

It is also proposed to demolish the inner eastern wall and entirety of the southern boundary wall to the courtyard and rebuild these using reclaimed London Stock bricks. Existing 3 x timber garage doors within the southern wall are to be removed and replaced with a one larger (vehicle access) and one smaller (pedestrian access) painted galvanised steel door.

Pre-application advice (ref. 2025/1921/PRE, issued 11/06/2025) supported the principle of a side extension (including a side door to no. 12), subject to the existing eastern boundary wall being retained.

### **2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Neighbouring Amenity
- Transport
- Biodiversity Net Gain

### **3. Design and Heritage**

3.1. Local Plan Policy D1 (Design) states that the Council will aim to achieve the highest standard of design in all developments and requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. Local Plan Policy D2 (Heritage) states that the Council will seek to preserve and, where possible, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and the setting of its listed buildings. In order to comply with this policy, the Council will require that development involving a listed building will be resisted where the significance or special architectural and historic interest of the building would be harmed.

3.2. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area. The property is recognised as a positive contributor by the Primrose Hill Conservation Area Appraisal and Management Strategy. This statement dates from prior to the listing of Primrose Hill Studios, though does refer to the buildings as positive contributors, noting that they are "constructed in the Arts and Crafts style with hipped roofs and modest scale".

3.3. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

3.4. The relevant parts of the listing description which relate specifically to the subject of this application reads as follows:

*“Artists’ studio houses. 1877-82. Alfred Healy, builder. Stock brick with red-brick trim. Prominent slate roofs with half and whole hips. Four house types arrayed around a rectangular courtyard... Later east build by two more types (Nos 7 and 8 and Nos 9-12). Further variation in The Lodge, said to have been built as servants’ quarters. Varied and picturesque cottage version of Queen Anne idiom, reflecting grander artist’s studio houses... Nos 7-12 have smaller footprints and no gardens. Single-storey top-lit studios, variegated rooflines with oversailing eaves... Nos 9-12 could not be lit from the rear and so are differently disposed and smaller; basements not evident. Single-bay studios have large windows... Half hips to each roof, large rooflights in north slopes. Linking low flat-roofed entrance bays, double part-glazed doors, small windows, dentil courses. To rear blind stock-brick gabled walls.”*

- 3.5. The proposal involves the erection of a single storey extension to no.12, which is one of the artist’s studios. However, the extension would be built within the courtyard of The Lodge, where garages previously existed but have since been demolished, due to the implementation of the previous permission as set out in the ‘relevant history’ and ‘background’ sections of this report. The extension would be accessed from the existing studio/painting room of no.12 through a new opening to the southern elevation and would host a kitchen with glazed doors that open west into the courtyard.
- 3.6. The applicant has an implemented planning permission and listed building consent (ref 2018/0191/P + 2018/1156/L, dated 08/02/2019) for a first storey extension over a pre-existing double garage (now demolished) and a single storey link to no. 12. The proposal single storey side extension would replace the proposed ground and first floor extensions approved under these extant permissions.
- 3.7. Planning permission (ref. 2024/3836/P) and listed building consent (2024/4296/L) for a single storey extension to courtyard and alterations to the southern and eastern boundary walls, were both refused on 17/01/2025, with the refusal citing the following elements of the proposed works as harmful:
- the principle of a side extension as interfering with what should be a simple and large internal volume;
  - large, glazed doors of the side extension opening onto the courtyard, fundamentally blurring the distinction between no. 12 and no. 13 and altering the historic relationship;
  - creation of an opening in no. 12 to the new extension as being harmful to plan form and damaging and removing historic fabric; and
  - creation of a link between Kingstown Street and the interior of no. 12 through the side extension, as being harmful to the planform of the artist’s studio.
- 3.8. The proposed side extension as part of this new application has been amended as follows:
- removal of glazed doors to the courtyard elevation and replacement with a more solid elevation, with an emergency exit door and clerestory windows only;
  - lowering the height of the proposed side door between the Painting room and the extension; and
  - lowering the height of the proposed boundary walls (to remain the same height as existing).
- 3.9. As noted above, the west facing wall of the proposed extension is to be solid concrete (along with secondary clerestory windows and an access door), preserving the separate identity of the caretaker’s house which is constructed in brick. Notwithstanding reservations being made in the previous refusal for the principle of a side extension to the painting room of no. 12, taking into account the approved and part implemented two-storey scheme of an unconnected two-storey



ancillary accommodation extension, this smaller proposal for a smaller single storey extension only is preferable in terms of volume and would also have a smaller footprint than the pre-existing double garage (now demolished). The proposed extension would not exceed the height of the existing boundary walls to Kingstown Street. Overall, the scale, position and siting of the extension does not harm the conservation area or the listed building.

- 3.10. Specifically in terms of impacts to the significance of the listed buildings, the proposal maintains the front door to No.13 in its east elevation, removing the potentially awkward physical and visible link connection to No.13 in the consented scheme (ref. 2018/0191/P and 2018/1156/L, 08/02/2019). It also would maintain the courtyard access to Primrose Hill Studios, as an outdoor courtyard access, avoiding the introduction of a new formal front entrance to No.13 direct into the communal courtyard of Primrose Hill Studios where currently only the original 12 studios have their front doors. In terms of impacts to no. 12, the purpose of placing the kitchen into an adjacent extension building removes the requirement for a kitchen within the Painting Room, which was originally built without a kitchen, and therefore helps preserve its original proportions and function.
- 3.11. The creation of a door from the painting room of no. 12 into the side extension, and to a lesser extent the extension's access door to Kingstown Street, would result in a degree of loss of fabric and less than substantial harm to plan form. However, this less than substantial harm is tempered against the heritage public benefit of the connection from no. 12 to the side extension as allowing the existing kitchen to be relocated from the Painting room to the proposed side extension (as discussed above), which goes some way in restoring the Painting room's original character. Given this, and the improvement in scale of the structure to be connected, relative to the approved and part implemented two storey extension, this harm is acceptable.
- 3.12. An emergency exit from the proposed extension ensures that the courtyard adjacent to the Lodge remains private but would allow, in the case of an emergency, a right of way to safely egress from the extension. Given that historically the artists in 12 Primrose Hill Studios would utilise the courtyard for service reasons, such as collecting coal, depositing waste or for out of hours access (when the main gates were locked) then an emergency exit would be contained within the spirit of this historic access and use.
- 3.13. In terms of impacts to existing external walls, a modern, inner part of the eastern perimeter wall is to be rebuilt, but the lower outer historic part is to be retained, which is considered acceptable. The replacement of the southern wall, which largely consists of 1950s garage doorways, is also acceptable. The brickwork of the replacement walls would be aged London Stock with weather struck pointing to match the existing brickwork. A vehicular access to a parking space within the courtyard is retained and a separate pedestrian service access to the kitchen pavilion is proposed, both designed with simple galvanised metal doors. A stone coping would be added that would match the existing concrete/stone copings along the eastern elevation of Primrose Hill Studios in both colour and dimension. Overall, the replacement of the existing two disparate walls with a single level, London Stock brick, wall would unify this boundary treatment.
- 3.14. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area.

#### **4. Amenity**

- 4.1. Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, light availability, and noise. The Council's guidance contained within 'CPG Amenity' provides specific guidance with regards to these aspects.

- 4.2. Due to the nature of the proposed works and the modest scale and positioning of the proposed extension, it is not considered that there would be any resulting unacceptable impact with regards to light availability.
- 4.3. The side extension would also be provided with clerestory windows only for its west facing elevation to no. 13, ensuring no overlooking from the extension would occur to this adjoining property.
- 4.4. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan.' In this case, the requirement for a CMP is not necessary, namely due to the limited scope of works. The parking bays to the side of the property on Kingstown Street can be used for deliveries and skip storage as required. Overall, construction effects will be acceptable.

## **5. Transport**

- 5.1. Policy T2 (Parking and car-free development) sets out that new residential development should be secured as car-free and that the Council will resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking. The CPG 'Transport' also makes clear that any car parking spaces located on-site must be designed in such a way that vehicles are not prioritised over pedestrian users and the new means of access do not cause harm to the safety of other users of the development and the highway.
- 5.2. Concern was initially raised that the proposal would result in an increase of on-site parking as the existing plans show there to be no car parking space within the courtyard, whilst the proposed plans show a new parking space immediately adjacent to The Lodge. Additionally, the proposed location of the parking space was noted to result in conflict between this and the existing garage of no.34 Kingstown Street, as well as potentially causing road safety concerns due to the restricted nature of the parking space and the likely manoeuvring issues that may arise. In response to this and to provide further clarity, the applicant submitted a car parking statement and swept path diagram.
- 5.3. Following this, additional documents provided by the applicant demonstrate that there would be no net increase in on-site parking. The site currently benefits from off-street parking spaces, though the previously approved 2018 scheme would reduce this to one on-site space. The current proposal would relocate the existing parking space to a position where it is closer to The Lodge, allowing for the erection of the proposed extension in the position of the consented parking space. As such, it would effectively be retaining and relocating a car parking space within the courtyard, rather than providing a net increase in car parking.
- 5.4. The swept path drawing does also clearly show that a vehicle would be able to reverse into the courtyard without conflict with the garage and step of no.34 Kingstown Street. It would also appear that this property has converted their garage into habitable space, so there would be no conflict between the use of the garage and the proposed parking space. Vehicles using the proposed parking space would be able to exit onto Kingstown Street in forward gear, so there would be no highway safety concerns.
- 5.5. Therefore, the proposal would not involve a net increase in car parking and would be considered not to present a road safety concern. As such, the proposal would be acceptable in transport terms and would comply with Policy T2 of the London Borough of Camden Local Plan.

## **6. Biodiversity Net Gain**

- 6.1. Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

## **7. Recommendation**

- i) Grant conditional Planning Permission.
- ii) Grant Listed Building consent

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 1<sup>st</sup> September 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*



Application ref: 2025/2842/P  
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Date: 21 August 2025

**Development Management**  
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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Humphrey Kelsey Architecture  
4 Primrose Hill Studios  
Fitzroy Road  
London  
NW1 8TR

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**12 and 13 Primrose Hill Studios**  
**Fitzroy Road**  
**London**  
**NW1 8TR**

# DECISION

Proposal:

Demolition of existing external courtyard walls and doors and erection of a single storey side extension, rebuild the external courtyard boundary walls and other minor works to the courtyard.

Drawing Nos: Plans: 12.1250.00; 12.50.01; 12.50.03; 12.50.06; 12.50.07; 12.50.08  
12.50.D01; 12.50.D03; 12.50.D06; 12.50.D07; 12.50.D08; 12.50.11; 12.50.13; 12.50.16;  
12.50.17; 12.50.18; 12.100.04; 12.100.14; 12.100.24; 170.100.27

Supporting information: Design and Access Statement prepared by Humphrey Kelsey Architecture, June 2025; Car parking statement prepared by Humphrey Kelsey Architecture, June 2025;

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 12.1250.00; 12.50.01; 12.50.03; 12.50.06; 12.50.07; 12.50.08; 12.50.D01; 12.50.D03; 12.50.D06; 12.50.D07; 12.50.D08; 12.50.11; 12.50.13; 12.50.16; 12.50.17; 12.50.18; 12.100.04; 12.100.14; 12.100.24; 170.100.27

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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, 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), and doors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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](http://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.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):  
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:  
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

## 6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**

Application ref: 2025/2887/L  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 22 August 2025

**Development Management**  
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WC1H 9JE  
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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Humphrey Kelsey Architecture  
4 Primrose Hill Studios  
Fitzroy Road  
London  
NW1 8TR

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**12 and 13 Primrose Hill Studios**  
**Fitzroy Road**  
**London**  
**NW1 8TR**

# DECISION

#### Proposal:

Demolition of existing external courtyard walls and doors and erection of a single storey side extension, rebuild the external courtyard boundary walls and other minor works to the courtyard.

Drawing Nos: Please refer to condition 2

The Council has considered your application and decided to grant 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: 12.1250.00; 12.50.01; 12.50.03; 12.50.06; 12.50.07; 12.50.08; 12.50.D01; 12.50.D03; 12.50.D06; 12.50.D07; 12.50.D08; 12.50.11; 12.50.13; 12.50.16; 12.50.17; 12.50.18; 12.100.04; 12.100.14; 12.100.24; 170.100.27

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 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer