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Application Ref: **2006/2390/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 2624

18 July 2006

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
176 Prince Of Wales Road
London
NW5 3PT

Proposal:

Internal and external works to property including new disabled access ramp, new boundary railings, new column and landscape uplighters, and alterations to delivery location to south of property, all in conjunction with use as an Art Gallery (class D1).

Drawing Nos: Drawing Issue Sheet; Letter dated 23 May 2006; 001A; 013A; 012C; 011D; 003A; 002A; 031A; 032A; 033A; 034A; 041A; 042A; 061A; 062A; 063A; 064A; 071A; 073A; 074A; 075A; 080A; 081A; 086A; 095A; 096A; 097A; 098A; 100A; 110A; 111A; 112A; 113A; 114A; 115A; 120A; Planning Report.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the information hereby approved details of the ramps at scale 1:20 and sample materials of the access railings fixing at scale 1:10 shall be submitted to and approved in writing by the Council before any development is commenced and be permanently maintained.

Reason: To safeguard the appearance of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 A sample of the replacement stone paviours to the front forecourt shall be provided on the site for approval by the Council and shall be retained on site for the duration of the hard landscaping works of development.

Reason To safeguard the appearance of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Notwithstanding the details shown on plans hereby approved details of all door openings including arch on the west elevation at scale 1:20 shall be submitted to and approved in writing by the Council before any development is commenced.

Reason: To safeguard the appearance of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Notwithstanding the details shown on plans hereby approved, no development shall take place until full details of the method of protection of the decorative motif "ring of flowers" has been submitted to and approved in writing by the Council.

Reason: To safeguard the appearance of the building in accordance with the requirements of policies B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

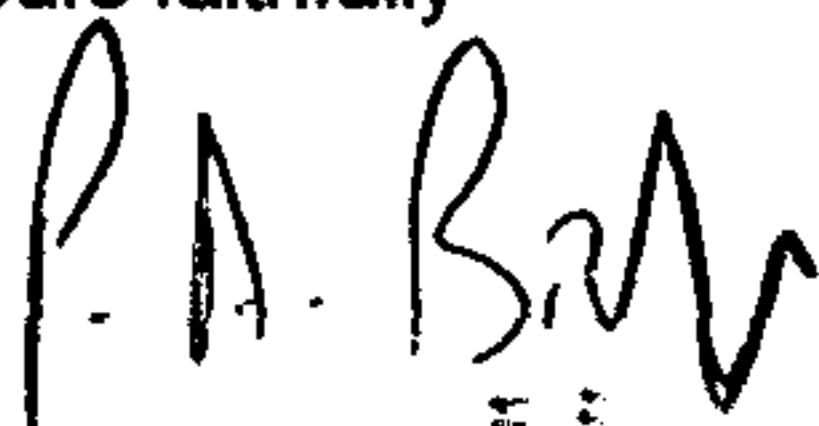
- 7 All doors and panelling shall be retained on the site and reused wherever possible.

Reason: To safeguard the appearance of the building in accordance with the

requirements of policies B6 of the London Borough of Camden Replacement
Unitary Development Plan 2006.

Your attention is drawn to the notes attached to this notice which tell you about your Rights
of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Barrow'. The signature is fluid and cursive, with a large initial 'P' and a long, sweeping underline.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)