



Historic England

LONDON OFFICE

Ms Kristina Smith  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Direct Dial: 020 7973 3762

Our ref: L00551109

26 July 2017

Dear Ms Smith

**Arrangements for Handling Heritage Applications Direction 2015 &  
T&CP (Development Management Procedure) (England) Order 2015  
176 PRINCE OF WALES ROAD, LONDON, NW5 3PT  
Application No 2017/0348/L**

Thank you for your email received on 19 July 2017 notifying Historic England of the revised or amended information in respect of the application for listed building consent relating to the above site.

We wrote to you on 9 February 2017 raising concerns about the harm which would be caused by the original scheme for expansion of the former Methodist chapel, now an art gallery. The former proposal included the loss of much of the fabric of the former Sunday school - now the rear gallery - which is the oldest part of the grade II listed former chapel and acted as its main subsidiary space.

We noted the significance of the listed building and the relevant policy to this scheme in our previous letter, which should be read in conjunction with this updated response.

*Revised proposal*

The revised proposal would retain a greater proportion of the walls of the former Sunday school. Originally only the east wall would have been retained; now the south wall would be kept, as well as the west wall at ground floor level with the upper level rebuilt with slight modifications.

The outer rear gallery structure would be extended upwards and to the west, with an increased overall mass based on the present form. The original brick roundel details to the upper west wall would be reconstructed, shifted laterally but at their original heights, and revealed within the upper west room of the new building (proposed as a library).

Further demolitions would be made to the middle gallery, in addition to those previously proposed.



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*Historic England position and recommendation*

We welcome the changes made to retain the majority of the walls of the former Sunday school, the oldest space in the building. Internally the room would appear very similar to at present, and retain much of its original fabric. Externally, the rebuilding of the north wall, the upwards extension of the building and enclosure of the west wall in a larger structure would reduce the ability to understand the original scale and form of the Sunday school. Reconstructing the brick roundel details and exposing them within the new building will provide some sense of the original outer west wall.

We are disappointed to note that the revisions include a greater degree of demolition to the middle gallery, which though intended to contain new circulation space would have retained most of its original walls in the earlier proposal. The justification for this change is not clear.

The rear schoolroom is important for its fabric, internal volume, and external form, and for its few remaining details (primarily the arched windows and roundels). The new scheme will retain the internal space and historic details to the main room, as well as much of its fabric, though partly in rebuilt form. This will allow continued appreciation of this space and its role connected to the chapel, whilst retaining a greater degree of its material integrity than the previous scheme. The external massing will be new, but based on the original, with some discernible historic elements such as the east wall with its arched windows. Some new harmful impacts have been created through increased demolition in the middle gallery.

Overall we consider that the scheme is notably improved, although it would still cause some harm to the listed building. Your Authority should be convinced that the justification has been provided for all harmful works, and that public benefits outweigh the harm caused, as per your statutory obligations.

We ask you to take this advice into account in making your decision regarding this application. We attach our draft authorisation for you to determine this application as you see fit, and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



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Yours sincerely

**Kathy Clark**

Inspector of Historic Buildings and Areas

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