

London Borough of Camden
Planning and Environment Department
5 Pancras Square
London
N1C 4AG

FAO Kristina Smith

10 January 2021

Ref: FW/191

Your Ref: PP-09350659

Dear Sir/Madam

Application under Section 19 to vary conditions 3, 4 and 5 attached to listed building consent (2017/0348/L) - 176 Prince of Wales Road, London, NW5 3PT

We write on behalf of our client, The Zabłudowicz Collection, to submit an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Conditions 3, 4 and 5 attached to listed building consent (Ref: 2017/0348/L).

Background

The application relates to minor amendments to the wording of conditions 3, 4 and 5 attached to listed building consent 2017/0348/L to enable the scheme to be implemented through undertaking works sufficient to constitute a material operation and to prevent the applications from expiring. The main body of the works will not be undertaken immediately but it is the intention that the remainder of the works will follow in due course.

These initial works involve the removal of two internal walls and a small area of external wall and roof which will be temporarily propped to support the existing roof.

Listed building consent was granted on 6 August 2018 for:-

“External and internal works to the listed building including erection of three storey plus basement level rear extension following partial demolition of existing two storey rear extension to provide addition floorspace of existing art gallery (Use Class D1)”.

Condition 3 attached to the LBC states:-

“Before the development is commenced, detailed drawings of the following shall be submitted to and approved in writing by the local planning authority:

- a.) **All new doors and partitions within the main (1871) church building;**
- b.) **Detailed design of the AV room screen and its interface with and any repair works to the historic balcony gallery balustrade in the Sunday School.**

The development shall be carried out in accordance with the approval given.”

The reason for this condition is as follows:-

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

Condition 4 attached to the LBC states that:-

“Prior to commencement of demolition, provision shall be made and submitted to the Council for approval in writing, for the salvage and reuse of:

a.) as much of the historic built fabric to be demolished as can usefully be reused. Priority shall be given to reuse on site, and only where no use can be found on site shall sale or disposal be acceptable.

b.) the original stone staircase associated with the Sunday School, which merits special consideration for the possibility of display on site or considered reuse elsewhere.”

The reason for this condition is stated as:

**“To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017
”**

Condition 5 attached to the LBC states that:-

“Prior to commencement of the works an Historic Building Record to at least Level 3 (detailed in Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice') shall be commissioned from an historic buildings specialist, to be finished prior to completion of works, and deposited in at least the library on site, the Camden Local Studies & Archives Centre, the Methodist Archives and Research Centre at the University of Manchester and with the Greater London Historic Environment Record, according to those institutions' policies”

The reason for this condition is stated as:

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

The proposal

In order to implement the scheme in the absence of providing the information required by the conditions as currently worded, we propose the following amendments to the wording of the conditions:-

The words to be removed are crossed out below and the words to be inserted are highlighted in yellow.

Condition 3

Before the development is commenced (with the exception of initial works shown on plans 100 P02 - Ground Floor General Arrangement and PB-1691-201116-SK001 - Indicative Temporary Works), detailed drawings of the following shall be submitted to and approved in writing by the local planning authority:

- a.) All new doors and partitions within the main (1871) church building;

- b.) Detailed design of the AV room screen and its interface with and any repair works to the historic balcony gallery balustrade in the Sunday School.

The development shall be carried out in accordance with the approval given.”

Condition 4

Prior to commencement of demolition (with the exception of initial works shown on plans 100 P02 - Ground Floor General Arrangement and PB-1691-201116-SK001 - Indicative Temporary Works), provision shall be made and submitted to the Council for approval in writing, for the salvage and reuse of:

- a.) as much of the historic built fabric to be demolished as can usefully be reused. Priority shall be given to reuse on site, and only where no use can be found on site shall sale or disposal be acceptable.
- b.) the original stone staircase associated with the Sunday School, which merits special consideration for the possibility of display on site or considered reuse elsewhere

Condition 5

Prior to commencement of the works (with the exception of initial works shown on plans 100 P02 - Ground Floor General Arrangement and PB-1691-201116-SK001 - Indicative Temporary Works), an Historic Building Record to at least Level 3 (detailed in Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice') shall be commissioned from an historic buildings specialist, to be finished prior to completion of works, and deposited in at least the library on site, the Camden Local Studies & Archives Centre, the Methodist Archives and Research Centre at the University of Manchester and with the Greater London Historic Environment Record, according to those institutions' policies”

Assessment

It is considered that the proposed minor amendments to the wording should be acceptable and will enable the initial works of implementation to be undertaken.

A separate application under S96a of the Town and Country Planning Act 1990 has been submitted to vary the wording of conditions attached to planning permission (Ref: 2017/0001/P).

We look forward to discussing this with you and receiving confirmation that the package has been received.

Information submitted

This application is submitted via the planning portal (Ref: PP-09350659) and the following documents are submitted in support of this application:-

- Application forms
- Site Location Plan
- General Arrangement Plan (100 P02)
- Indicative Temporary Works Plan (PB-1691-201116-SK001)



Should you require any further details in respect of this submission please contact us on 07812 140 099.

Yours faithfully

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