

Mr John Rowe-Parr
John Rowe-Parr Architects
161 Rosebery Avenue
London
EC1R 4QX

Application Ref: **2013/1566/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

3 September 2013

Dear Sir/Madam

DECISION

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

Listed Building Consent Granted and Warning of Enforcement Action

Address:
108 St Pancras Way
London
NW1 9NB

Proposal:
Excavation to extend basement level and erection of two storey extension at rear of dwelling house (Class C3), external alterations to shopfront and fenestration, and associated internal works.

Drawing Nos: L11.748.01 Rev P2; L11.748.02 Rev P2; L11.748.03 Rev P2; L11.748.04 Rev P2; L11.748.05 Rev P2; L11.748.06 Rev P2; L11.748.07 Rev P2; L11.748.08 Rev P2; L11.748.09 Rev P2; L11.741.10 Rev P2; L11.748.11 Rev P2; L11.748.13 Rev P2.

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A method statement including qualified engineers statement and detailed drawings for the repair of the front and side forecourt, the external stone slabs and entrance steps shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

- b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including corresponding plan showing the location of the new doors and photographs of all existing doors to be replaced.

- c) Plan, elevation and section drawings of all new windows including jambs, head and cill, at a scale of 1:10 with typical glazing bar details at 1:1 including corresponding plan showing the location of the new windows and photographs of all existing windows to be replaced.

- d) Samples and manufacturer's details of new facing materials provided and retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

- e) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

- f) All new joinery including skirting and dado rails floorboards and coverings including corresponding floor plans

g) Plaster work including corresponding floor plans.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A method statement including samples to be inspected on site for re-pointing and cleaning of the bricks shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Notwithstanding the details and annotations shown on drawings, L11.748.06 Rev P2, L11.748.08 Rev P2, L11.748.09 Rev P2, L11.741.10 Rev P2, L11.748.11 Rev P2, plan, elevation and section drawings of the new shopfront including fascia, stallriser, glazing, pilasters, capitals and corbels at a scale of 1:10 with typical glazing bar details at 1:1 to exactly match the original shopfront shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

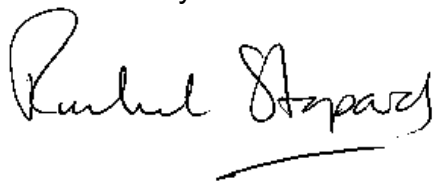
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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.
- 2 You are advised that the following plan/document are not included in the list of approved documents: L11.741.12 Rev P2; Design and Access Statement by John Rowe-Parr Architects dated March 2013. Please refer to the officer report with respect to more details regarding this plan/document.
- 3 Please note that a warning letter is to be sent informing the owner of intended service of a repairs notice under Section 48 of the Planning (Listed Building and Conservation Areas) Act 1990. This will advise that if written confirmation that the applicant will take reasonable steps for the proper preservation of the listed building, in accordance with a draft schedule, together with an acceptable timescale for their implementation, is not received within 21 days, the Council will serve notice forthwith. If, after two months of serving a repairs notice repair works have not commenced, the Council will then be empowered to serve notice of draft compulsory purchase proceedings. Within two months of serving the repairs notice the Council would expect to see a written confirmation of the intention to comply fully with the works specified in the notice, a timetable for their implementation, a letter of instruction to a professional and/or contractor to implement the works, and a copy of the specification for approval.

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.

