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| Delegated Report | Analysis sheet |  | Expiry Date:  | **04/09/2015** |
| N/A | **Consultation Expiry Date:** | 07/10/2015 |
| Officer | Application Number(s) |
| Charles Rose | 2015/3948/L |
| Application Address | Drawing Numbers |
| 108 St. Pancras WayLondonNW1 9NB | Refer to decision notice  |
| PO 3/4  | Area Team Signature | C&UD | Authorised Officer Signature |
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| Proposal(s) |
| Details of railings required by condition 4(a) of listed building consent 2013/1566/L dated 03/09/2013 for extension of basement, erection of two storey rear extension and external alterations to shopfront and fenestration. |
| Recommendation(s): | Refuse discharge of condition  |
| **Application Type:** | Approval of details |
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice |
| Informatives: |
| Consultations |
| Adjoining Occupiers:  | No. notified | **00** | No. of responsesNo. electronic | **02****00** | No. of objections | **02** |
| Summary of consultation responses: | Press and Site Notice. * We object very strongly to what is apparently a  proposal to create a light well on the corner of the terrace at no 108 and particularly the removal of  the original steps which are  formed from massive purpose carved York paving stone . In our opinion what is being proposed changes the terrace substantially and makes a mockery of the whole listing details of which are still  available.
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| CAAC/Local groups\* comments:\*Please Specify | Reed's and Rochester Place Neighbourhood Association ; OBJECTION* Why has this application been allowed?Why has this applicant been allowed to destroy this listed building and continue to add in correct details? We strongly object to the destruction and desecration of this building.
* We strongly object to the destruction and desecration of this building.
* English Heritage wrote about replacing the removed shopfront with a scholarly approach to restoration.
* There were no lightwells in front of corner shops; there is/was a large cast iron grille set in part of the York stone on St Pancras Way. see photo
* There were three steps up to the corner door.
* The only railings in front of the shop were either side of the entry steps. They were removed as part of the 'war effort' in 1939. I will produce photographs as evidence.
* The York stone should be retained in it's original stepped form around two sides of the building. The cast iron grille should be retained in it's original position.
* The curved step access retained to reach the corner door.
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| Site Description  |
| The building is also located within Jeffrey’s Street Conservation Area. Furthermore, No. 108 St. Pancras Way is on English Heritage’s Heritage at Risk register due to its poor condition and having been vacant for a significant period of time. The building has been squatted in the past and has suffered damage from lack of maintenance, water ingress and subsequent general deterioration of the fabric.  |
| Relevant History |
| 2013/1570/P / 2013/1566/L Erection of two storey rear extension and excavation to create a rear basement level extension, and associated external alterations to shopfront and fenestration of dwelling house (Class C3) Approved 03/09/2013 |
| Relevant policies |
| **LDF Core Strategy and Development Policies**DP25 Conserving Camden’s heritage CS14 Promoting high quality places and conserving our heritage  |
| Assessment |
| The application seeks to discharge condition 4a of application ref: 2013/1566/L approved on 3 September 2013. The condition reads; *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.* *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.”*The railings approved as part of the application where on top of the ground floor rear extension within the rear garden. However the railings submitted show the enclosure of the front lighwell. A front lightwell **has not been granted nor has railings been approved to this area of the building.** In this regard the details do not relate to the approved permission and cannot be discharged.In the absence of details of the approved railings (as required by condition 4(a)) the proposal would fail to safeguard the special architectural and historic interest of the building contrary to policies CS14 and DP25.**Recommendation:** Refuse details. |