

John Rowe-Parr Architects
The Studio
Partingdale Lodge
London
NW7 1NS

Application Ref: **2015/3948/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

19 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Refused

Address:
108 St. Pancras Way
London
NW1 9NB

Proposal:

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.

Drawing Nos: SPW_797_241 P1

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 Insufficient information has been submitted in relation to the details of the approved railings on the rear extension and how these railings would be fixed to the plinth of the existing building. Therefore, the proposal fails to satisfy the requirements of condition 4a of Listed Building Consent 2013/1556/L dated 03/09/2013. The details submitted therefore fail to safeguard the special architectural and historic interest of the building contrary to policies CS14 and DP25 of the London Borough of Camden



Local Development Framework Core Strategy and Development Policies.

Informative(s):

- 1 You are advised that the details submitted are outside of the scope of the approved scheme (Listed Building Consent 2013/1556/L) and require express consent from the Local Planning Authority.
- 2 You are reminded that conditions: 3 (method statement for the repair of the front and side forecourt); 4a (railings); 4e (any other upgrading details); 4f (New joinery); 7 (shopfront design), are outstanding and require details to be submitted to and approved by the Council.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment