

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

Application Ref: **2015/2152/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

19 November 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Refused

Address:  
**108 St Pancras Way**  
**London**  
**NW1 9NB**

Proposal:  
Variation of condition 7 (shopfront details) of Listed Building Consent 2013/1566/L dated 03/09/2013 namely to remove the part of the condition that refers to the exact matching of the original shopfront allowing for a variation in the design.

Drawing Nos: Site location plan; Application form for removal or variation of a condition; SPW\_797\_237 P2; 238 P2; 239 P2; 240 P2; 243 P2.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed variation, by reason of its inappropriate design which would fail to restore the original shopfront design, would harm the special architectural and historic interest of the grade II listed building contrary to 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 failure to comply with the requirements of condition 7 is considered a breach of planning control for which formal action can be taken. Accordingly the enforcement team have been informed and will be reviewing formal enforcement action.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment