

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

Application Ref: **2016/3488/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

30 November 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted and Enforcement Action to be Taken**

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

Proposal:  
Discharge of condition 7 (specifications for new shopfront) granted under reference 2013/1566/L dated 03/09/13 for 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: Site location plan; SPW\_797 (suffix) 237 P4; 238 P4; 242 P3; 246 P1; 249 P4; 545 P1.

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 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.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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):

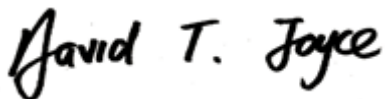
- 1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Executive Director Supporting Communities