

Council reference: EN15/1116

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990 (AS AMENDED)**

LISTED BUILDING ENFORCEMENT NOTICE

ISSUED BY: THE LONDON BOROUGH OF CAMDEN

1. **THIS IS A FORMAL NOTICE** which is issued by the Council being the Local Planning Authority for the purposes of Section 38 of the above Act because it appears to them that there has been a contravention of Section 8 of the Act, in respect of the building within a conservation area described below. The Council considers it necessary to issue this notice for the reasons set out in paragraph 4 below.

2. **THE LISTED BUILDING**

Land at: 108 St Pancras Way, London NW1 9NB as shown outlined in black on the attached plan ("the Property").

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: the change of both shopfront elevations and side entrance front door of the corner ground floor shop unit at the Property.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) The unauthorised works have been carried out to the Property being a Grade II listed building without the benefit of Listed Building Consent.
- b) The unauthorised works to the shopfronts and side entrance front door of the Property are considered to have a detrimental impact on the special architectural and historic interest of the listed building and are contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy

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DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

5. WHAT YOU ARE REQUIRED TO DO

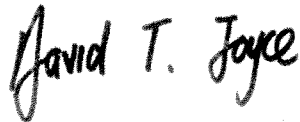
Within a period of **SIX months** of the Notice taking effect:

- a) Remove the unauthorised shopfronts and side entrance front door shall ; and
- b) Either:
 - (i) Install the shopfronts and side entrance front door as shown on plan numbers: EX_EL01, EX_EL02, EX-S01 and EX_GA02 of the listed building consent reference number 2009/3977/L dated 9 October 2009; or
 - (ii) Install the shopfronts and side entrance front door as shown on plan numbers: Site location plan, SPW_797 (suffix) 237 P4, 238 P4, 242 P3, 246 P1, 249 P4, 545 P1 of the listed building consent reference number 2016/3488/L dated 30 November 2016.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **24 JANUARY 2017** unless an appeal is made against it beforehand.

DATED: 12 December 2016 Signed:



Head of Service, Supporting Communities, Regeneration and
Planning on behalf of the London Borough of Camden, Town Hall,
Judd Street, London WC1H 8JE

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ANNEX

EXPLANATORY NOTE

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State by **24 January 2017**.

- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

**Appeals and Enforcement
Supporting Communities
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE**

Alternatively you can submit an appeal online at
<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>.
Please note that a separate appeal form must be completed for each individual person or organisation.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this listed building enforcement notice, it will take effect on **24 January 2017** and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the notice. Failure to comply with a listed building enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

108 St Pancras Way



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Scale 1/1250 Date 8/12/2016

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