



alan power | (ARCHITECTS.)

Alan Power AA Dipl RIBA. 13 Needham Road, London W11 2RP. Tel 020 7229 9375. Fax 020 7221 4172

Advice & Consultation Team
Development Control
Planning Services Culture and Environment
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8EQ

3 September 2013

Dear Sirs

RE: THE ELMS, FITZROY PARK, LONDON N6 6HS
EN10/0028
ENQ/10077

As instructed by our client, we are now submitting a planning application and an application for Listed Building Consent; these submissions are being made via The Planning Inspectorate's Planning Portal. These applications package are being submitted following the programme for submission of applications for planning permission and listed building consent agreed with the Council on 24 August 2012, and following the subsequent two pre-application submissions. These applications expressly exclude the works to all the windows and French doors.

The documents cover both the works referred to in the Listed Building Enforcement Notice dated 14 May 2012 and fit out works that the owner now proposes to carry out. The applications will therefore be in part retrospective. The Council is aware from the documentation that the owner submitted with its appeal against the Enforcement Notice that it is considered that many of the works described in the Notice already have consent and do not therefore require further approval. The documentation that form the applications is submitted without prejudice to the owner's contention that works referred to in the Enforcement Notice do not require consent and nothing contained in any of these documents and the future applications shall be taken as any admission by the owner that consent is required.

The drawings submitted with these applications are listed in the attached document registers (4 no.). In addition, the following documents are also submitted

- 1 Design & Access Statement by ourselves (please note that for reasons of the limit on file size imposed by the Planning Portal this document has been uploaded in several parts).

- 2 Historical research dating from 2004 by Caroline Pegum (this document has already been issued to the Council).
- 3 Heritage Statement by Paul Velluet.
- 4 A 'Report On The Significance Of The Elms' by Dan Cruickshank.
- 5 An assessment of the retained joinery by Luard Conservation Ltd: written report and detailed spreadsheets (these documents were first issued to the Council in May 2011).
- 6 'Luard Conservation Response to 'Comments on Luard Report' by LBC dated 5 February 2013.
- 7 Report by Catherine Hassall, specialist paint historian, analysing the layers of paint on windows that formed part of the retained listed building.
- 8 A report on the chemical composition of the external render by the Scottish Lime Centre Trust (to follow).
- 9 A report on the restoration of the metal-tented structure on the west façade, EURA Conservation Ltd.
- 10 A structural report by Price & Myers Structural Engineers assessing the concrete floor installed in the south-east corner of the listed building.
- 11 Design studies by Price & Myers, assessing alternative structural approaches to the design of the Winter Garden.
- 12 A site photographic survey from December 2012 and January 2013, with the positions of each photograph identified on plan, included in the survey document.
- 13 Architects; letter to L B of Camden dated 21 December 2012.
- 14 Architects; letter to L B of Camden dated 7 February 2013.
- 15 Architects; letter to L B of Camden dated 12 March 2013.
- 16 Architects; letter to L B of Camden dated 20 May 2013.

If you require hard copies of any of these documents please let us know.

Yours faithfully



ALAN POWER AADip|RIBA
For and on behalf of Alan Power Architects Ltd

CC ELM INTERNATIONAL LTD – with enclosures
FLADGATE LLP – FAO Mark Harnett – with enclosure