

8-10 NEW NORTH PLACE
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ARCHITECTS

24 October 2011

London Borough of Camden
Planning Department
Town Hall
Judd Street
London WC1H 9JE

BROOKS / MURRAY

Dear Sirs

RE: 7, Fitzroy Square and 11 Grafton Mews

Please find enclosed is our planning Listed Building applications in respect of the above. Conservation Area Consent already exists on the site and therefore this is not being applied for again.

There is an exhaustive history of planning applications on this site, and as part of this application, all the previous submissions have been examined and matters raised by the planning officer have been addressed.

This application comprises;
Drawings as shown on the attached Drawing Issue sheet.
Supporting documents as shown on the attached Document Register.

A similar application to this one was submitted by Madigan Browne Architects in April 2011. (ref: 2011/0779/P and 2011/0781/L). During the course of that application a query sheet in the form of an email was sent to the Agent, dated 27th May 2011 by the Planning officer, Aysegul Olcar-Chamberlin. We have addressed these issues in this application, and an "answer sheet" is attached as a document, to this application.

The current application also includes amendments to the previous application.
1 – Two of the seven flats within the mews building have been amended, so that the whole proposal complies with minimum areas required by the London Plan.
2 – The basement of the mews building has been reintroduced into the application to serve as a gym and swimming pool associated with the front house.

A Draft Section 106 will follow on once the application is registered, and with that will be a 3 Dragon's Toolkit assessment to justify why it is not being proposed to offer Affordable Housing. Heads of Terms will be as per the S106 on file for this site.

Yours sincerely



Stephanie Brooks
Director
Cc Fitzrovia Properties
Encs Documents as scheduled above.

BROOKS MURRAY ARCHITECTS LTD

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