

Second Floor Flat
20 Conway Street
London W1T 6BE

Duty Planner
Planning Office
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

RECEIVED 03 AUG 2009

3rd August 2009

Dear Sir/Madam,

Re: Application for Listed Building Consent for Second Floor Flat, 20
Conway Street London, W1T 6BE

Please find enclosed with this cover letter our application for listed
building consent for the above-mentioned flat.

The property is a single flat located on the second floor within a
Georgian terrace that has been converted into five flats. The
property appears to have been converted post war with no original
interior features left. Whilst we are unable to find specific references
to 20 Conway Street, we have found documentation that many of
the adjacent properties sustained significant damage during the war
and there is evidence to support this including for example the fact
that the internal banister on the lower floors of our building has
been reconstructed utilising cement rather than wood. An
application for listed building consent made by the then occupant of
the first floor flat back in 2000 also stated these observations to
your officers at that time – Please refer to application reference
LSX0005283 dated 26/10/2000 for further details.

In respect to the building, it has been listed as Grade II, however as
you will note from your records, the listing seems to apply only to
the exterior features of the property. None of the interior features
are mentioned in the listing and as noted above, the property was
converted post war with no original interior features left intact. We
suspect this is partially due to the damage the building likely
sustained during the war.

We are proposing to alter the interior plan to create a more efficient
use of space and relocate the bedroom to the quieter rear of the flat

in keeping with the neighbours both above and below. This will allow us to create a large reception / living room at the front of the property in keeping with many of the adjacent buildings. At the same time we are looking to upgrade our old electric system boiler with a more efficient and space saving gas combi-boiler as well as upgrade all the utilities in the flat to current standards (for example the wiring within our flat would definitely not meet current building standards). We are also looking to refurbish the existing sash windows that are rotten and upgrade any insulation to the highest standards to improve the energy efficiency of the property.

We should stress that with the exception of the addition of a flue to the rear façade to allow us to implement a gas combi-boiler (which all other residents in our building already possess), we do not plan to make any other changes whatsoever to the exterior of the property.

Please find enclosed the following documents that constitute our application for listed building consent:

- 1 x copy of notice provided to freeholder and leaseholders of the building advising them of our application for listed building consent
- 1 x CD containing electronic copies of all documentation (in PDF format)
- 3 x copies of Listed Building Consent Application
- 3 x copies of Drawing Schedule
- 3 x copies of Location Plan – LP1
- 3 x copies of Site Plan – SP1
- 3 x copies of Existing Layout Plan – P1
- 3 x copies of Demolition Plan – P2
- 3 x copies of Proposed Plan – P3
- 3 x copies of Existing Façade Elevations – E1
- 3 x copies of Proposed Façade Elevations – E2
- 3 x copies of Floor Section Detail – D1
- 3 x copies of Flue Specification Detail – D2
- 3 x copies of Reference Photos Exterior – R1
- 3 x copies of Reference Photos Interior – R2

Please note that we have not written a 'design and access statement' as the size and scope of our proposed renovation to the above mentioned listed building is too small. Our last contact with one of your council representatives last year confirmed that this would not be required.

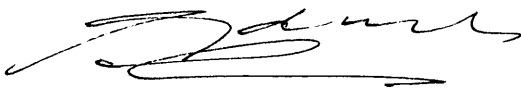
Should you wish to visit the site before granting approval of our application or have any additional questions, please do not hesitate to contact either of us. Our contact details are listed below:

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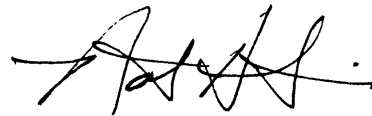
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We look forward to working with you on our project.

Yours sincerely,



Aimery de Malet Roquefort



Nathan Hutchins