



**Senior Planning Officer
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE**

18th July 2023

Dear Sir/Madam,

Re: Flat 15 Quex Mews, 112-114 Kilburn High Road, London, NW6 4PW
Full Planning Application for the erection of a front mansard roof extension on existing
4th floor roof terrace to enlarge the existing residential unit at top floor.

112-114 Kilburn High Road is a five-storey terraced building. It contains a commercial unit at ground floor level (accessed from Kilburn High Road) and flats at upper floor levels (accessed from Quex Road at the rear).

The property has an existing flat roof extension accommodating one residential unit: Flat 15 Quex Mews, NW6 4PW.

The current application follows a recent planning permission (Ref. 2022/5139/P) at the same site for a mansard roof front extension and the creation of a new residential dwelling by sub-dividing the existing flat at the top floor into two units.

The current application is for the same approved mansard roof extension as previously approved, but now without the element of sub-division of the existing flat. Because of current market realities and higher construction costs, it is preferable for the applicant to enlarge the existing unit to make it a proper 3-bedroom family-size dwelling.

To achieve the above objectives, the proposal is for a front mansard roof design in accordance with Camden Planning Guidance for roof extensions. The scheme, when combined with the approved roof extension at the adjoining properties (Nos.108-110), will also contribute to achieving a more consistent and coherent roof line along this terrace of properties.

It is important to note that the current proposal:

- matches the already approved mansard roof extension (planning permission Ref. 2022/5139/P)
- will not be seen from street level
- will not create harm or have any negative effect on surrounding properties
- will maintain the total number of dwellings in the building

All relevant documents for this type of application are attached to this cover letter, for your review. We remain available if you need to contact us with any queries.

Kind regards,

A handwritten signature in black ink, appearing to read 'Yossi' followed by a stylized surname.

Yossi Shahar
Director
Tal Arc Ltd.