

### **Addendum to appeal APP/X5210/W/15/3130914 at 280 Kilburn High Road**

In addition to the Grounds of Appeal and Appendices A & B that have already been submitted to The Planning Inspectorate, the appellant also wishes to draw the Inspector's attention to the financial viability of the appeal proposal.

The cost of replacing the extract ducts, along with the other repairs and remedial works and the proposals, requires the additional gross internal area and accommodation provided by the roof extension for the works to be viable.

Without the proposed rear extension and roof alteration the works are simply not viable and none of the proposed improvements, which will undoubtedly enhance the appearance of the building as a whole, can be provided.

The following table has been prepared by the appellant in order to set out the financial viability of the proposal and demonstrate that the development is not viable without the proposed extensions:

Residential Summary Appraisal							
unit	existing sq m	existing layout	existing value	proposed	proposed	cost of works	proposed value
flat 1	56.9	2 bed	£395,000	56.9	2 bed	0	£395,000
flat 2	29.7	studio	£205,000	47	1 bed	£75,242	£350,000
flat 3	5.7	bedsit	£50,000	66	2 bed	£105,435	£495,000
flat 4	41	studio	£285,000				
			£935,000				£1,240,000
total cost of works	£180,677						
total uplift in value	£305,000						
gross profit	£124,323						

It is respectfully requested that the Inspector takes the above information into account when determining the appeal.