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**London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE**

16 January 2016

Dear Sirs/Madam,

**Re: Town & County Planning Act
10 Sandwell Crescent, London NW6 1PB**

We have been instructed by our client to prepare required drawings to accompany a formal Planning Application. Attached is a set of existing and proposed drawings together with a sheet of some photos of a similar type mansard roof development in the area for your information. The drawings illustrate how the existing flats have been designed as a self-contained flats with their own entrance, bathroom and kitchen. We have also converted top floor studio flat into one bedroom flat by using the roof space over the half landing Studio/1 bed flat. Some

The property is semidetached house with the following brief history:

The current owner originally purchased the house in 1983 as 2 flats and 3 bedsits. There were two bedsits on the ground floor sharing a kitchen and lower ground bathroom. There was a bedsit on the 1st floor half landing, which used the 2nd floor half landing room as a kitchen. The 1st floor half landing bedsit shared the bathroom with the 1st floor flat and the 2nd floor flat. Most of the flats had their own gas and electric meters. All the flats/bedsits had fire doors, most areas still do. This layout remained in place until the mid 90s when the whole ground floor was converted into a two bed flat and the two half landing rooms were converted back to bedrooms. The 1st floor and 2nd floor flats remained unchanged and still have the gas and electric meters in place.

In our proposal every effort has been made to maintain the property's original character and accommodate increasing need for space in contemporary living.

I trust you will find our proposal acceptable and look forward to hearing from you.

Yours faithfully,

Ali M Mahinfar

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