



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

8th February 2022

Dear Sir/Madam,

Re: 108-110 Kilburn High Road, London, NW6 4HY

Full Planning Application for the construction of a front mansard roof extension to existing Flat No.27 at 110 Kilburn High Road and the construction of a new self-contained residential unit at roof level with a front mansard roof at 108 Kilburn High Road.

108 Kilburn High Road is a four-storey terraced building. It contains a commercial unit at ground floor level and offices at upper floor levels. The offices at No.108 have been vacant for some years and there are recent planning permissions (Ref. 2021/0492/P & 2021/0610/P) to convert them into residential units. These approved conversions have not been implemented yet.

110 Kilburn High Road is a five-storey terraced building. It also contains a commercial unit at ground floor level and four flats at upper floor levels (one per floor).

The roof of No.108 is the original butterfly style roof, while No.110, 112 & 114 benefit from roof extensions accommodating additional residential units.

The proposal of the current application is twofold:

1. To extend and improve the existing top flat at No.110 and bring it to current space standards for a 1-bedroom 2-person unit.
2. To create an additional residential unit at the top of No.108, also in compliance with current space standards for a 1-bedroom 2-person unit.

In order 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 also achieves a more consistent and coherent roof line along this terrace of properties, filling in the void left by the original butterfly roof on No.108 which looks incongruous between the taller corner building at No.106 to its right and the existing extended properties at Nos.110, 112 & 114.

It is important to note that the proposal will not be seen from street level and will not create harm or have any negative effect on surrounding properties.

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 Shahar'.

Yossi Shahar
Director
Tal Arc Ltd.