



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

18th February 2022

Dear Sir/Madam,

Re: Rear of 108 Kilburn High Road, London, NW6 4HY
Full Planning Application for the construction of a single-storey office building at the rear of 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.

At First Floor level, the rear of No.108 is a flat roof over the ground floor commercial unit that is not used for other purposes. It's not an amenity area nor provides access to other buildings. As such, it is proposed to develop this unused area.

The proposal of the current application consists of the creation of a Class E commercial unit for use as Office, with access from the existing flat roof at the rear of 108-110, which already provides access to the front building at Kilburn High Rd as well as the existing buildings at the rear (Quex Mews). This existing rear flat roof also acts as amenity area for the local residents, so there is a good level of natural surveillance, safety and maintenance regime.

The proposal is for a double-pitch roof design with brick walls, matching the adjoining building in terms of materials and pitch angle to keep the existing character. The scheme effectively extends the roof line of the adjoining building beyond the existing party wall.

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, as can be seen from the submitted plans, elevations and sections.

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'.

Yossi Shahar
Director
Tal Arc Ltd.