

16100
26 The Avenue
London, N8 0JR

Evidence to Verify Application for
Certificate of Lawful Development

Origin Architecture
Nov 2022
Revision A



Roof replacement and extensions at 26 The Avenue, N8 0JR
Evidence of compliance with the rules

Class B Permitted development

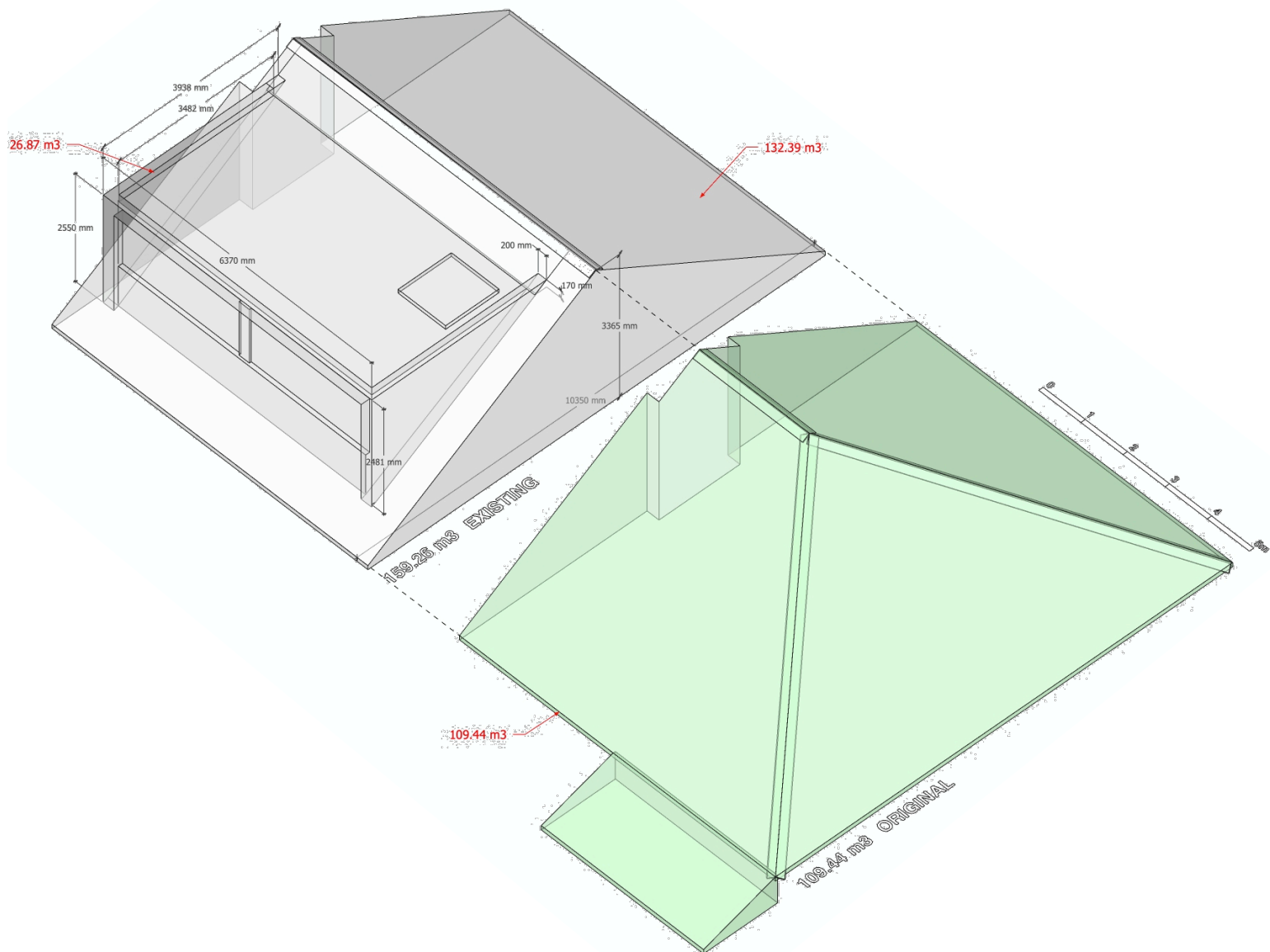
- B.1 A permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
Complies? Yes
- B.1 B The height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse.
Complies? Yes
- B.1 C The enlarged part of the dwellinghouse would **not** extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
Complies? Yes
- B.1 D The cubic content of the resulting roof space would **not** exceed the cubic content of the original roof space by more than 50 cubic meters.
Complies? Yes - see the calculation and drawings included
- B.1 E It would **not** consist of or include: the construction or provision of veranda, balcony or raised platform, or the installation alteration or replacement of a chimney, flue or soil and vent pipe
Complies? Yes
- B.1 F The dwellinghouse is **not** on article 2(3) land
Complies? Yes

Conditions

- B.2 A the materials used in any exterior work shall be of **similar appearance** to those used in the construction of the exterior of the dwelling house.
Complies? Yes
- B.2 B Other than in the case of a hip-to-gable enlargement the edge of the enlargement close to the eaves of the original roof shall be as far as practicable, be **not less than 20 cm from the eaves** of the original roof
Complies? Yes
- B.2 C Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be **obscure-glazed** and non-opening unless parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
Complies? Yes

Class C Permitted development

- C.1 A permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
Complies? Yes
- C.1 B The alteration would **not** protrude more than 150 mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
Complies? Yes
- C.1 C It would **not** result in the highest part of the alteration being higher than the highest part of the original roof
Complies? Yes
- C.1 D It would **not** consist of or include—(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
Complies? Yes



VOLUME OF DORMER:	26.87	m3
+ VOLUME OF NEW GABLE ROOF:	132.39	m3
CUBIC CONTENT OF NEW ROOF:	159.26	m3
CUBIC CONTENT OF ORIGINAL ROOF:	109.44	m3
DIFFERENCE BETWEEN ORIGINAL & NEW:	49.82	m3