



62 Perth Road | N22 5QY

Certificate of Lawfulness for a Proposed Use



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		Planning Authority
		London Borough of Haringey

Note: The images in this document are representational and are NOT to scale. For Scaled Drawings please refer to the separate numbered drawings. Images in this document are intended to provide supplementary information only.

62 Perth Road, N22 5QY | Permitted Development Report



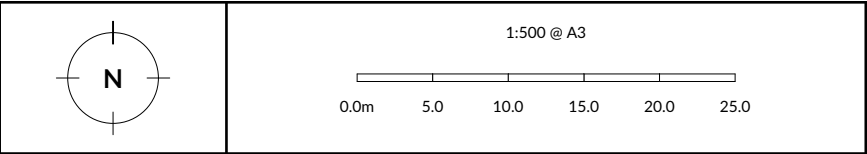
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1.1 Introduction

The applicant is seeking to upgrade their end of terrace property with a loft conversion to accommodate a master bedroom and en-suite. This will include a hip-to-gable roof extension, a full-width rear dormer, a side facing gable-end window, front facing roof lights, and side facing roof lights.

We are applying for a Certificate of Lawfulness for this Proposed Use, with a total added volume of less than 40m³, roof lights protruding no more than 0.15 metres, and non-opening obscure-glazed side facing windows and roof lights.

This report will outline the original, existing and proposed designs, demonstrating compliance with Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015.



1.2 Location Plan



2.0 | Proposed Volume Calculation

2.1 Proposed Hip-to-Gable Volume (Vg).

Vg =

$$\frac{(A \times B \times C)}{6} = \frac{(8.610 \times 4.151 \times 3.157 \text{ m})}{6} = \frac{(112.832 \text{ m})}{6} = 18.805 \text{ m}^3$$

2.2 Proposed Dormer Volume (Vd).

Vd =

$$\frac{(D \times E \times F)}{2} = \frac{(5.278 \times 3.072 \times 2.192 \text{ m})}{2} = \frac{(35.541 \text{ m})}{2} = 17.771 \text{ m}^3$$

2.3 Proposed Dormer Cheek Volume (Vc).

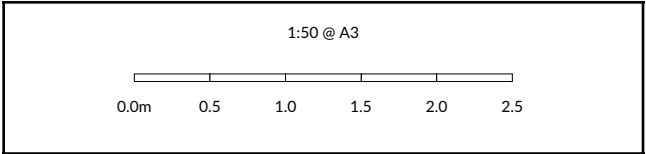
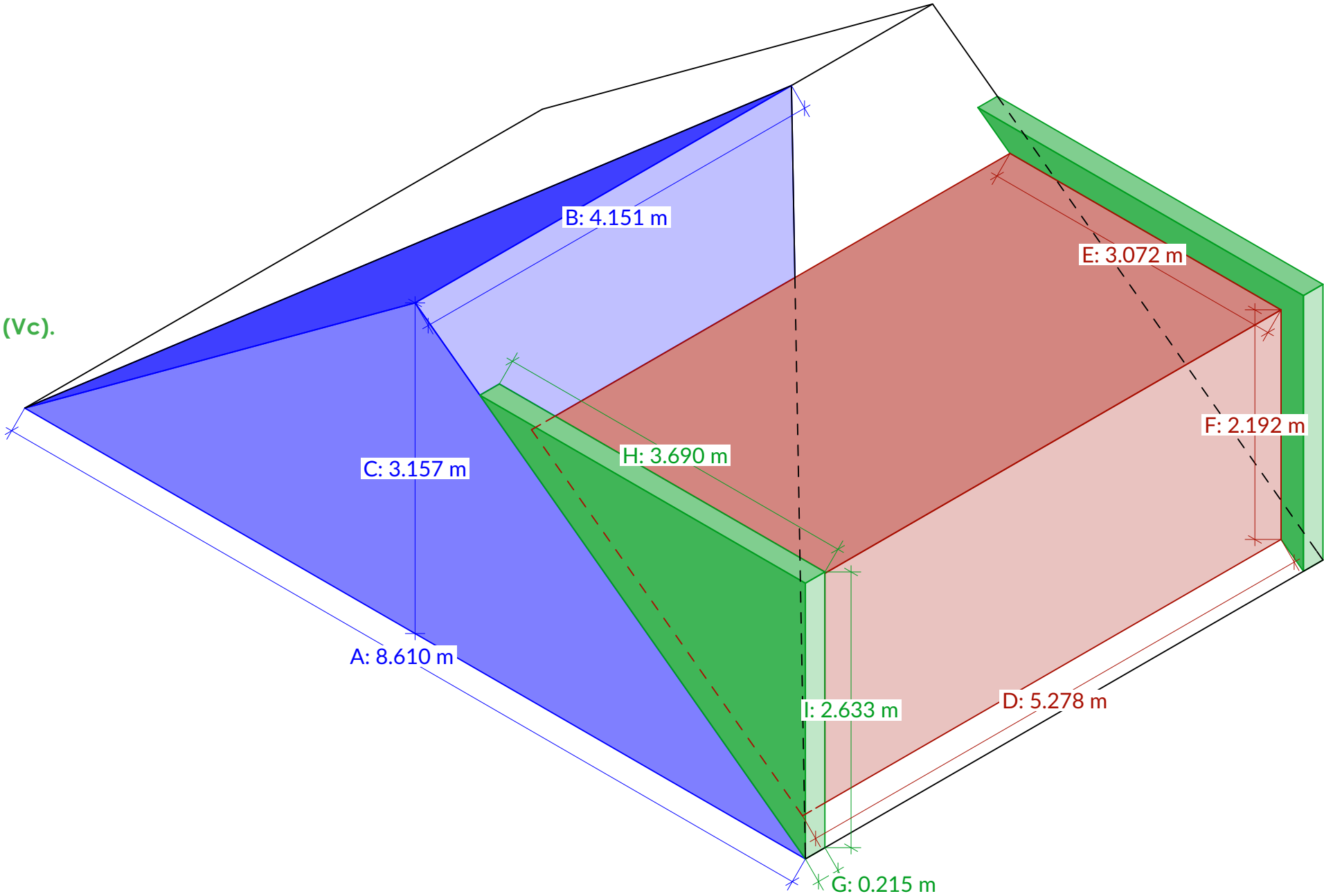
Vc =

$$G \times H \times I = 0.215 \times 3.690 \times 2.633 \text{ m} = 2.089 \text{ m}^3$$

2.4 Total Volume (Vt).

Vt = Vg + Vd + Vc =

$$18.805 + 17.771 + 2.089 \text{ m}^3 = 38.665 \text{ m}^3$$



3.0 | Compliance Statement

3.1 Class B - Additions etc. to the roof of a dwellinghouse.

This proposal is in compliance with 'Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015' as outlined in the 'Permitted development rights for householders - Technical Guidance' as set out by the Ministry of Housing, Communities & Local Government (Sept 2019).

The proposed hip-to-gable roof extension, full-width rear dormer, and side facing gable-end window constitute permitted development, not requiring an application for planning permission, subject to compliance with the following:

B.1 Development is not permitted by Class B if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
 - (i) 40 cubic metres in the case of a terrace house, or
 - (ii) 50 cubic metres in any other case;
- (e) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
- (f) the dwellinghouse is on article 2(3) land.

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that—
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

3.2 Class C - Other alterations to the roof of a dwellinghouse.

This proposal is in compliance with 'Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015' as outlined in the 'Permitted development rights for householders - Technical Guidance' as set out by the Ministry of Housing, Communities & Local Government (Sept 2019).

The proposed front and side facing roof lights constitute permitted development, not requiring an application for planning permission, subject to compliance with the following:

C.1 Development is not permitted by Class C if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
- (d) it would 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.

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

4.10 Front Elevation

4.11 Existing

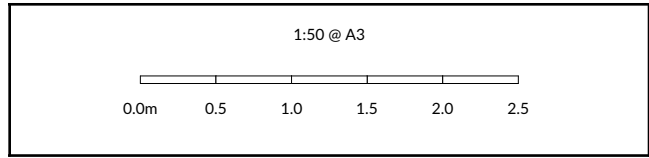
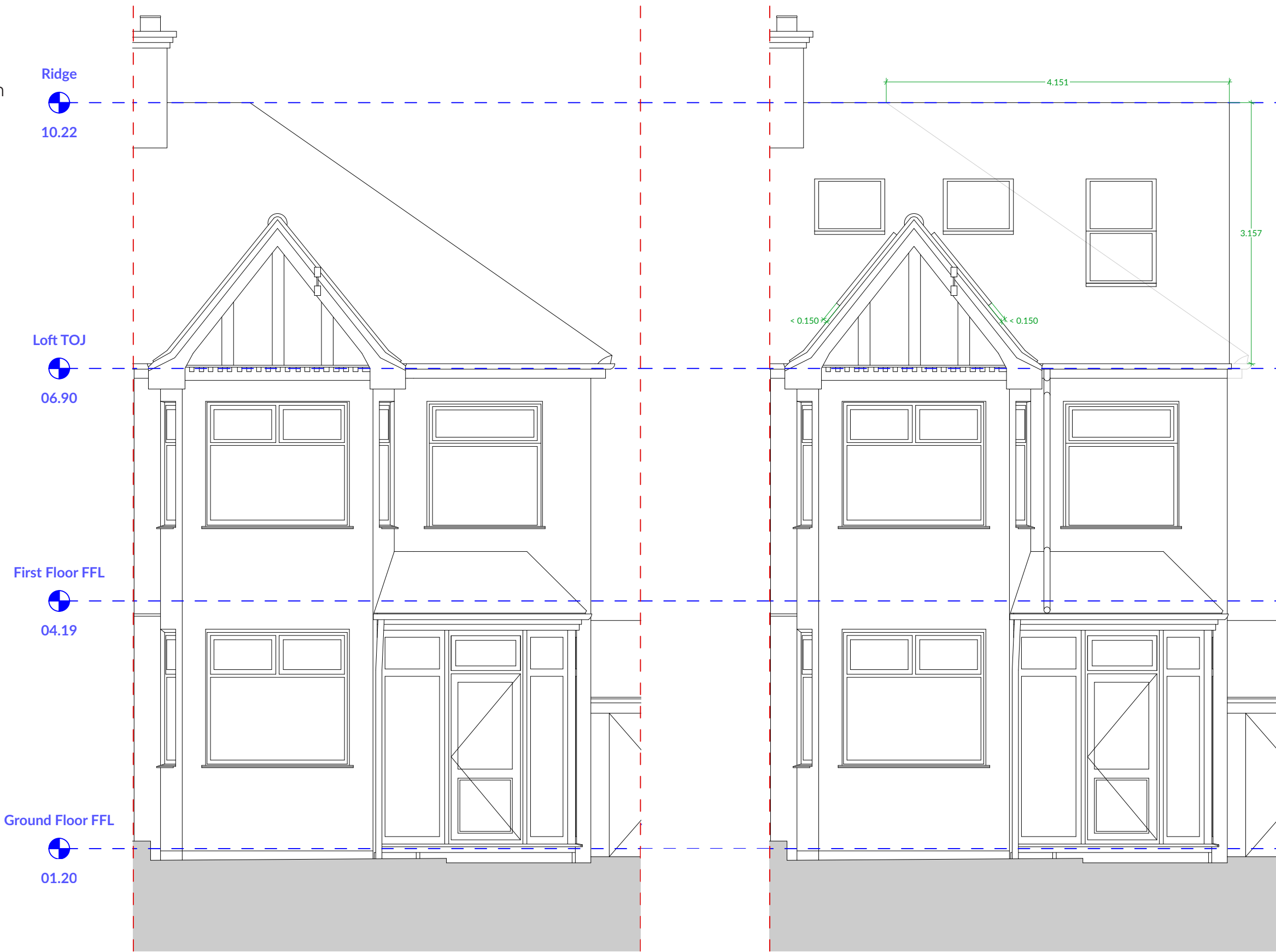
- Traditional vernacular.
- Facing brick and pebble dash facade with white uPVC windows.
- Ground & first floor bay with gable roof.
- Ground floor lean-to porch.
- Hipped roof with clay tiles.

4.12 Proposed

- Hip-to-gable roof extension.
- Front facing roof lights.
- All materials similar to existing.

4.11 Existing

4.12 Proposed



4.20 Rear Elevation

4.21 Existing

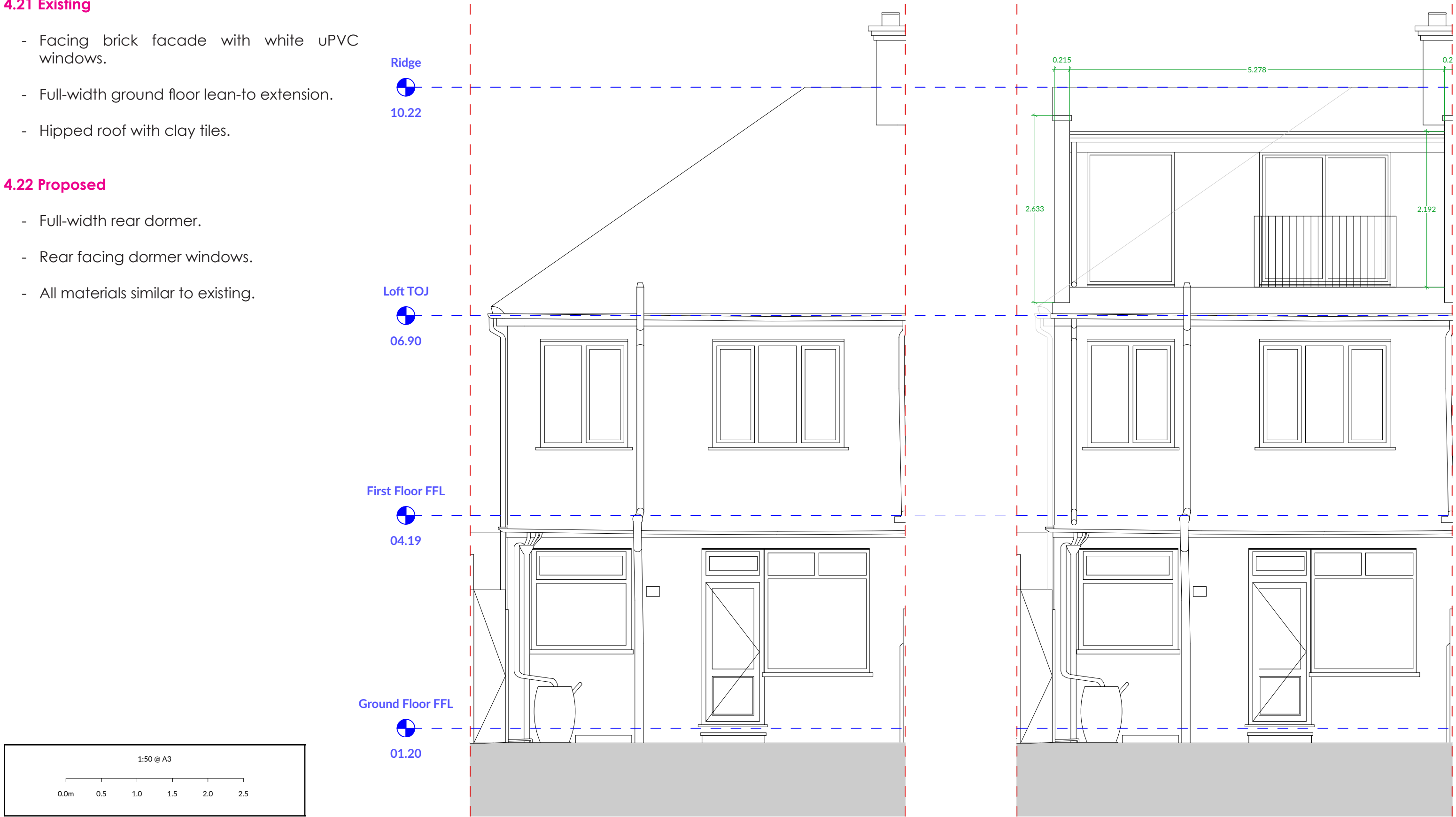
- Facing brick facade with white uPVC windows.
- Full-width ground floor lean-to extension.
- Hipped roof with clay tiles.

4.22 Proposed

- Full-width rear dormer.
- Rear facing dormer windows.
- All materials similar to existing.

4.21 Existing

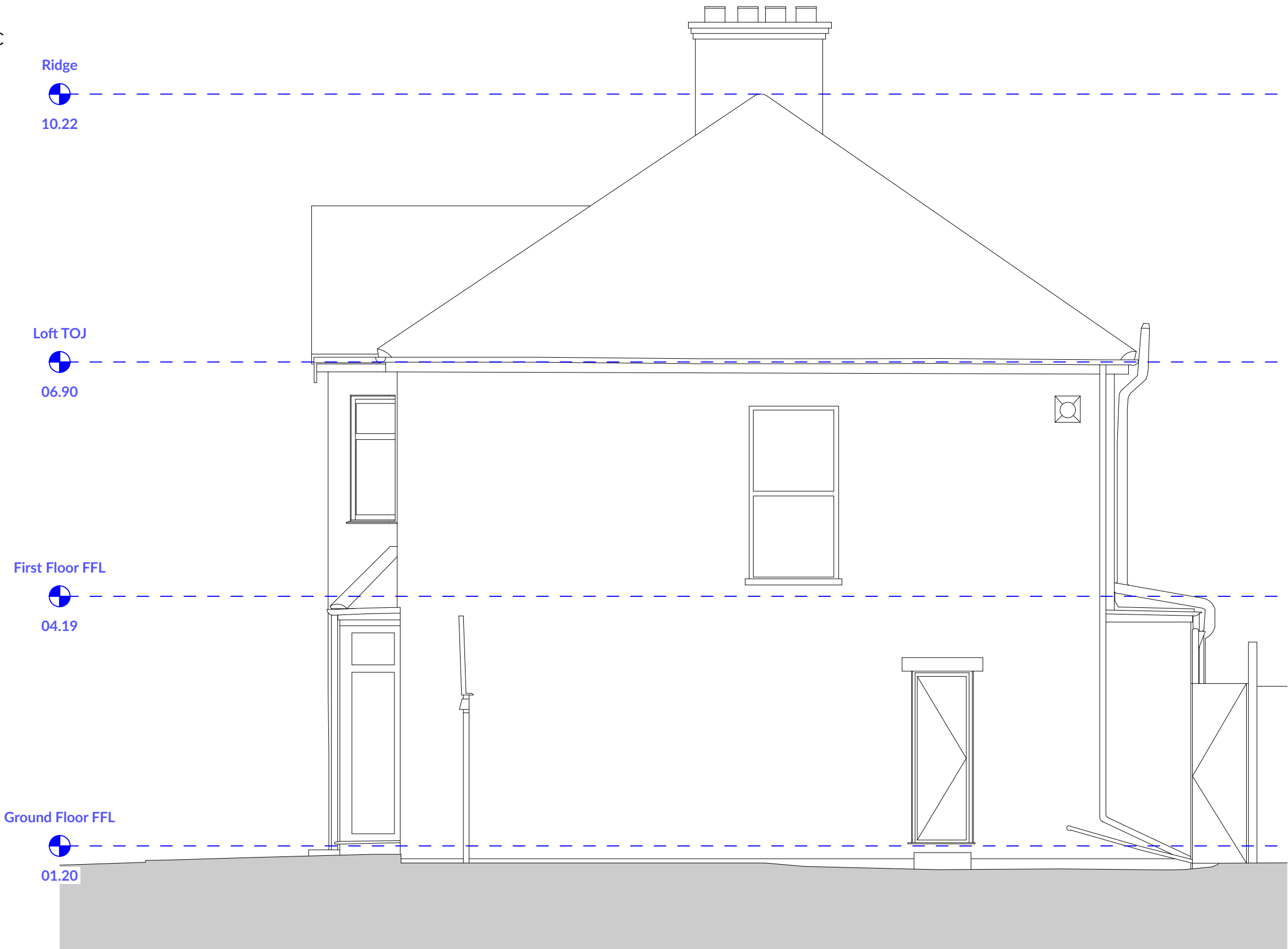
4.22 Proposed



4.30 West Elevation

4.31 Existing

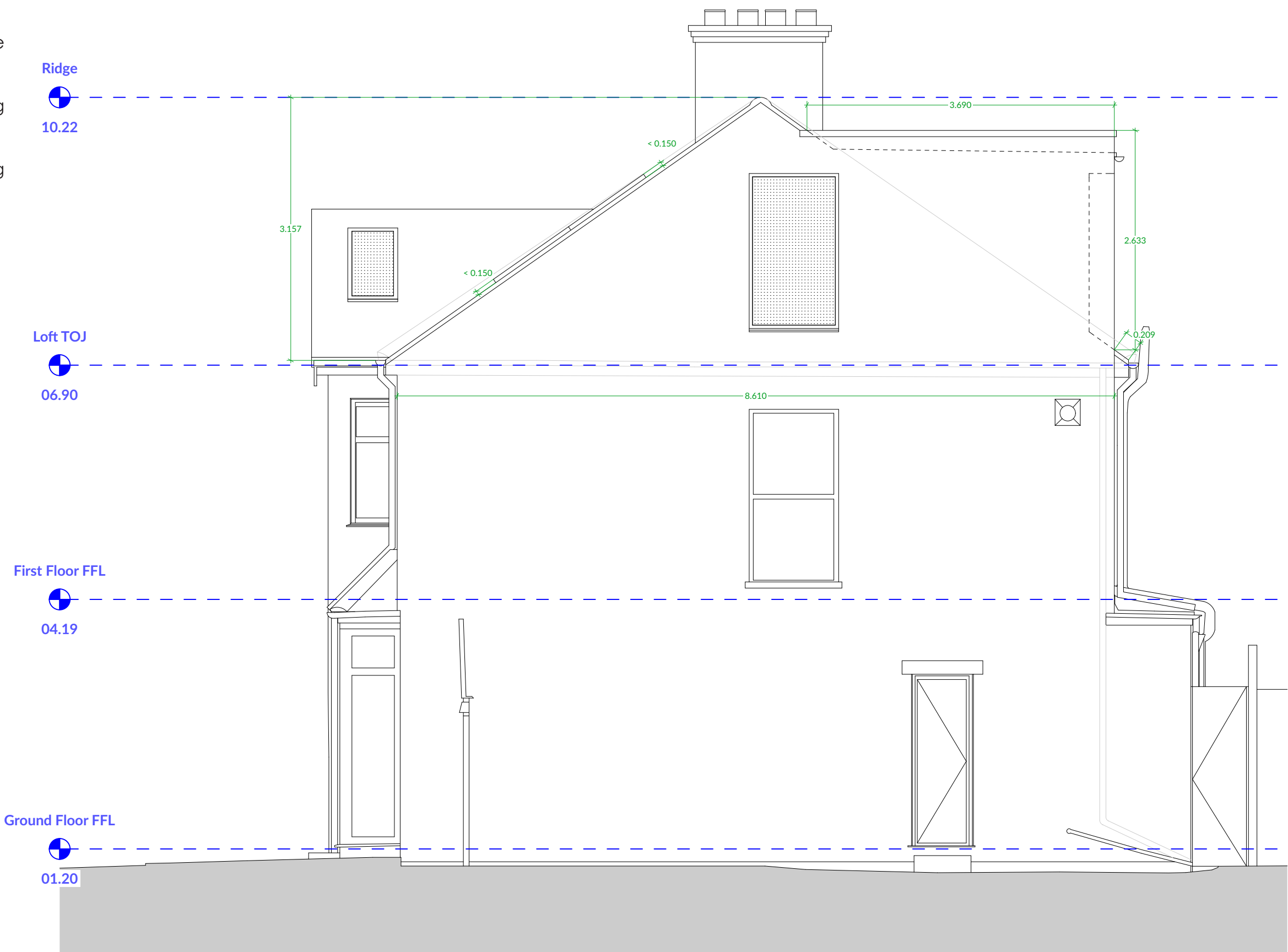
- Facing brick facade with white uPVC windows.
- Hipped roof with clay tiles.



4.30 West Elevation

4.32 Proposed

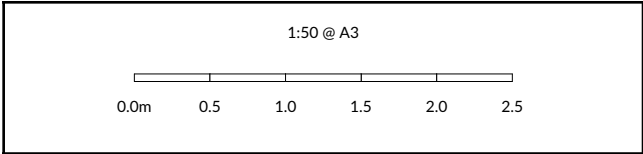
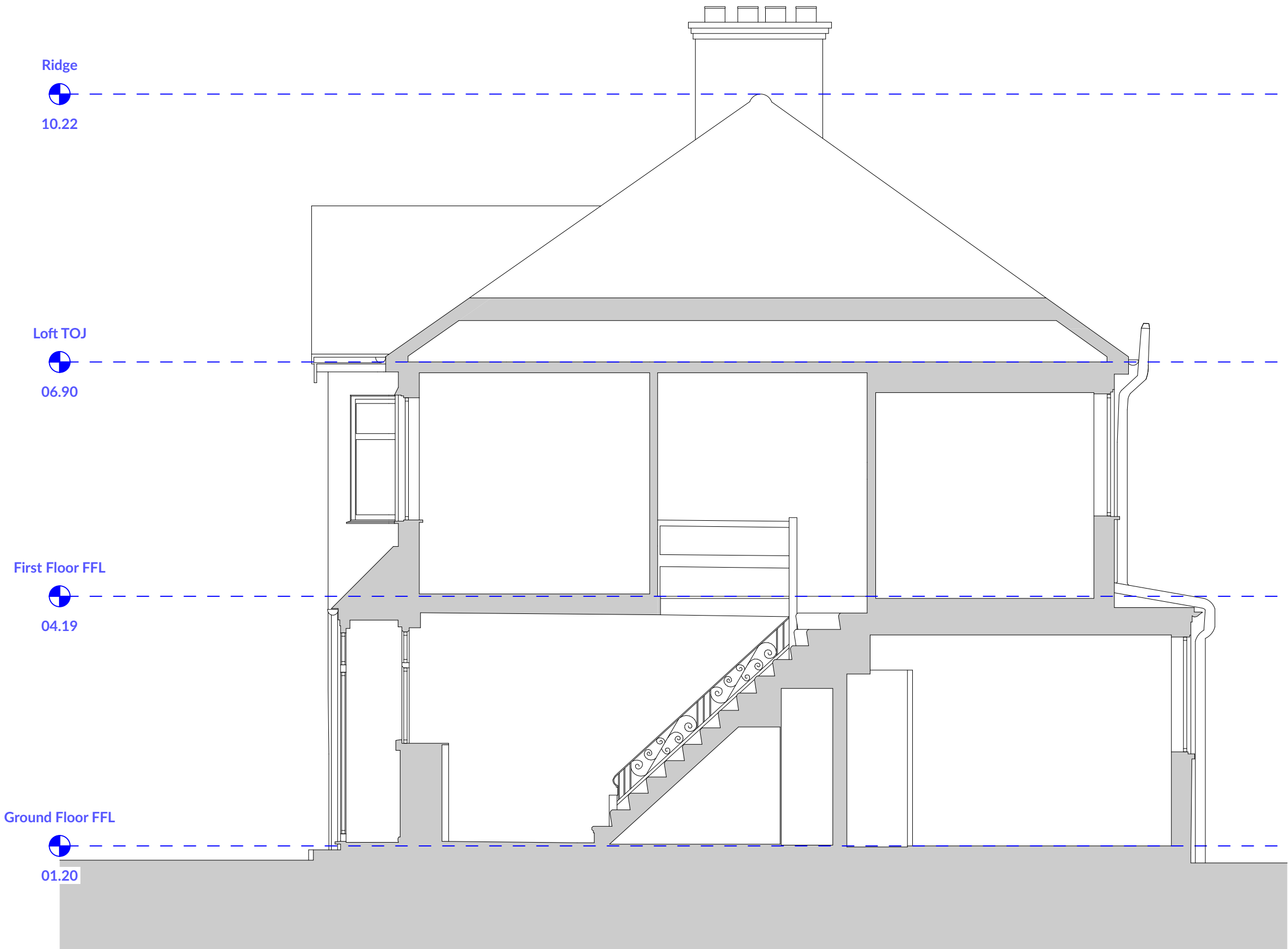
- Vertical side wall extension to form gable end and dormer cheek.
- Non-opening obscure-glazed side facing gable-end window.
- Non-opening obscure-glazed side facing roof lights.
- All materials similar to existing.



5.10 Front-to-Back Section

5.11 Existing

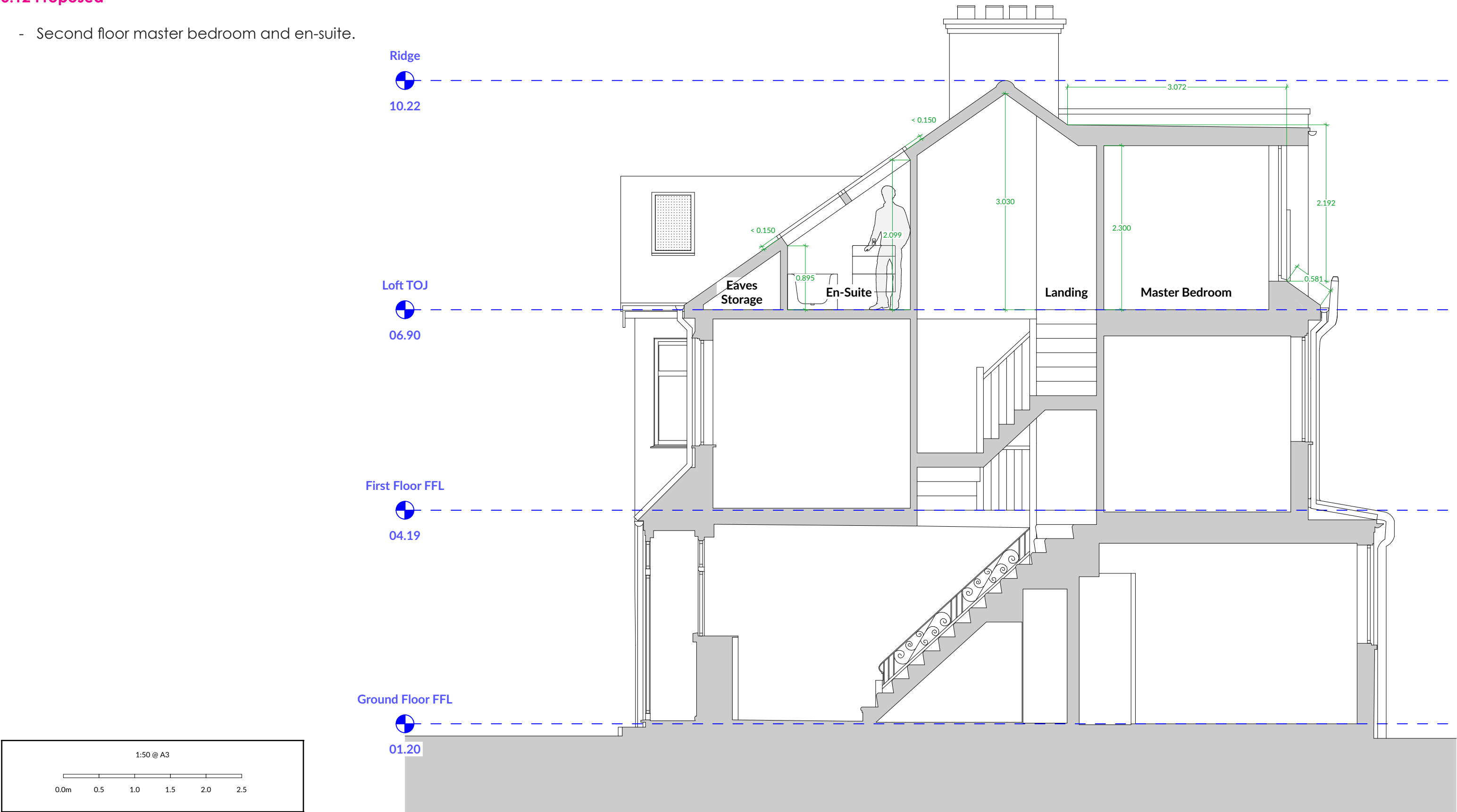
- Unconverted loft space.



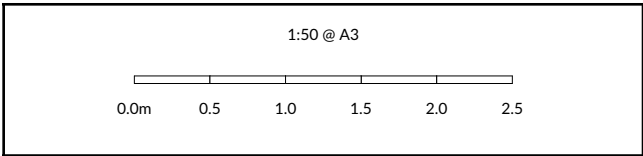
5.10 Front-to-Back Section

5.12 Proposed

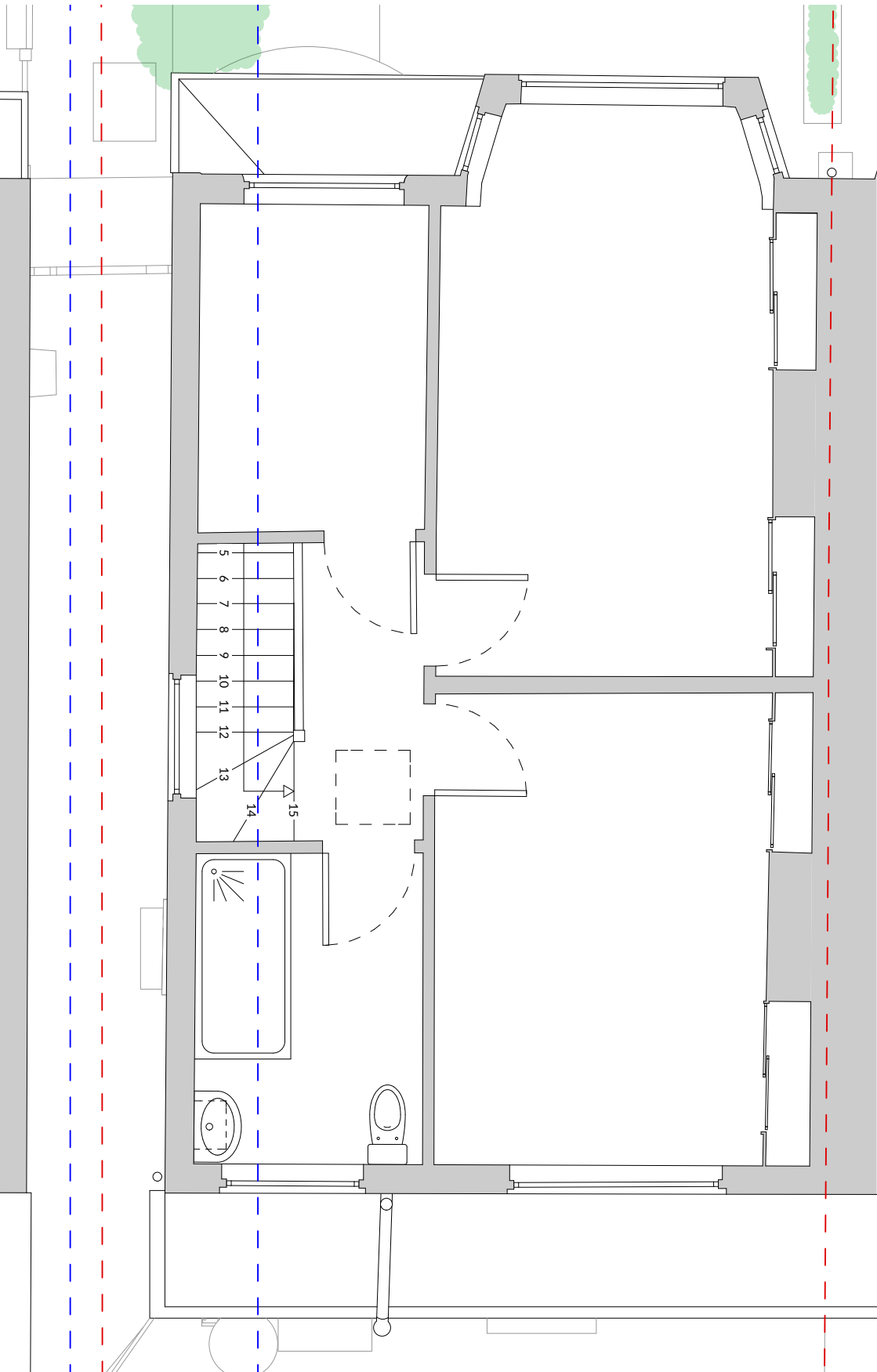
- Second floor master bedroom and en-suite.



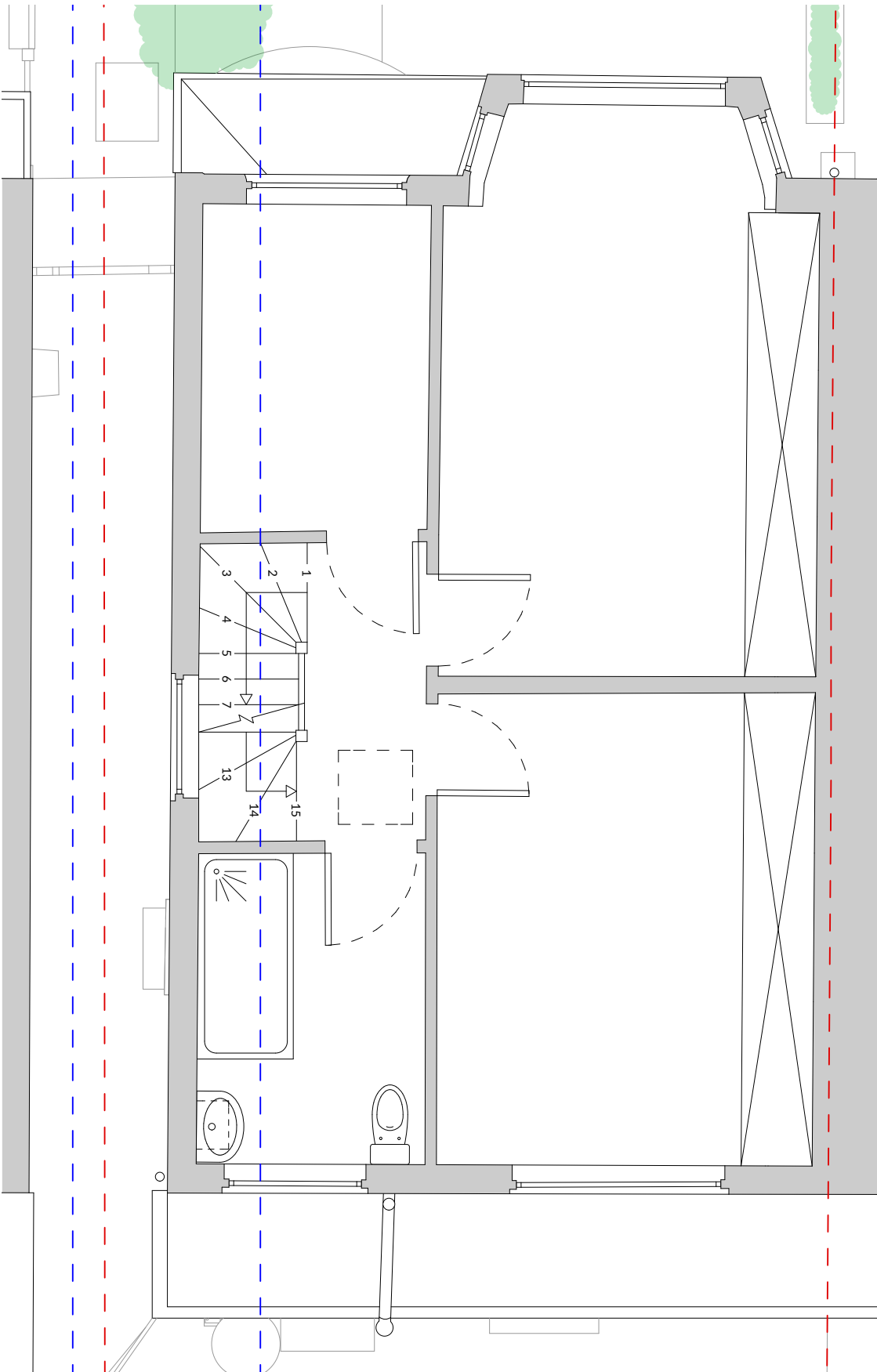
6.10 First Floor



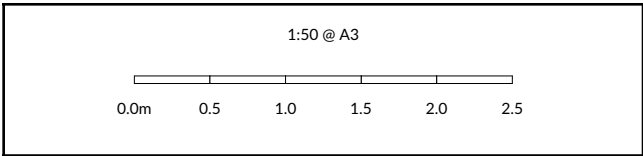
6.11 Existing



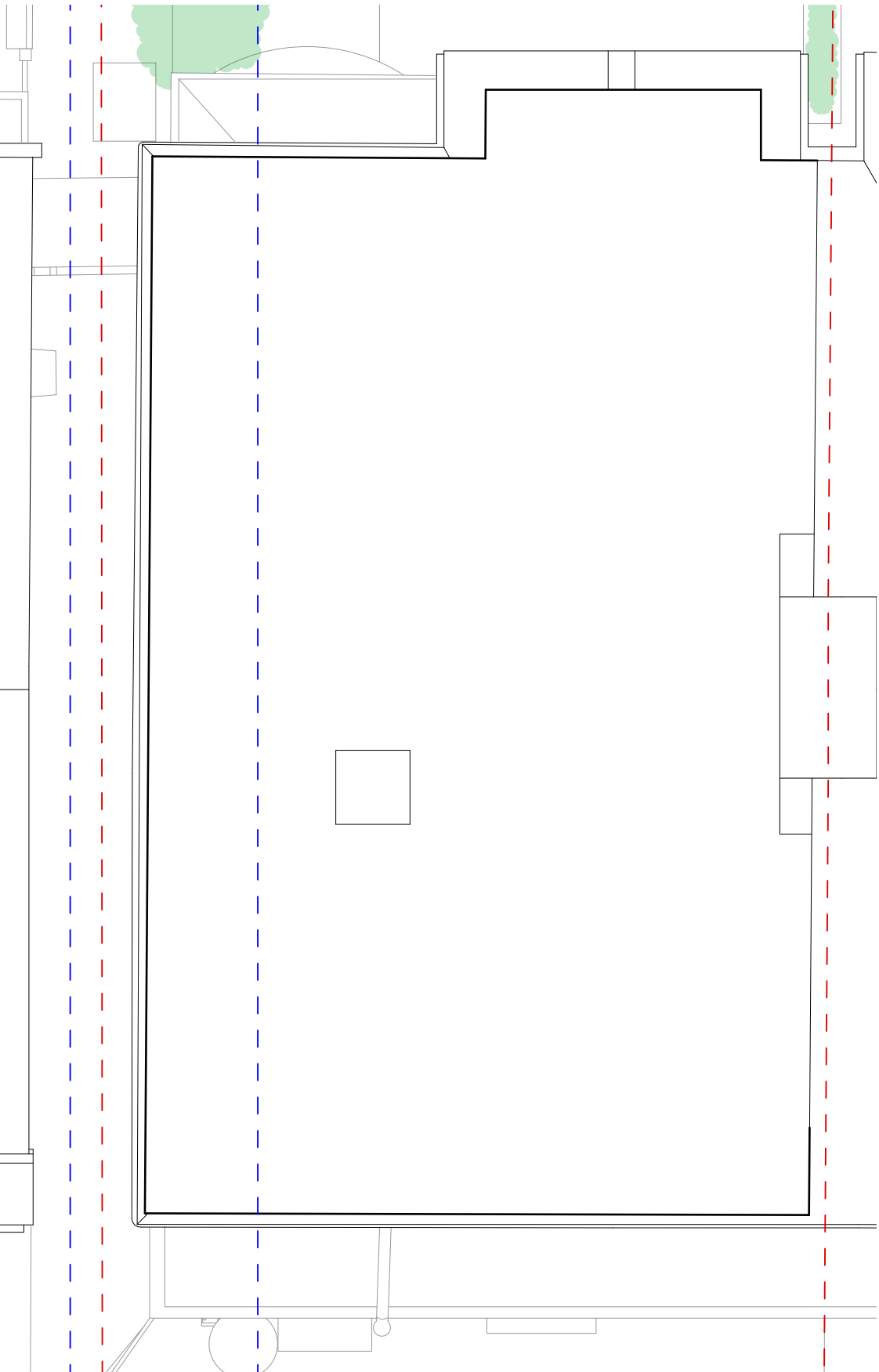
6.12 Proposed



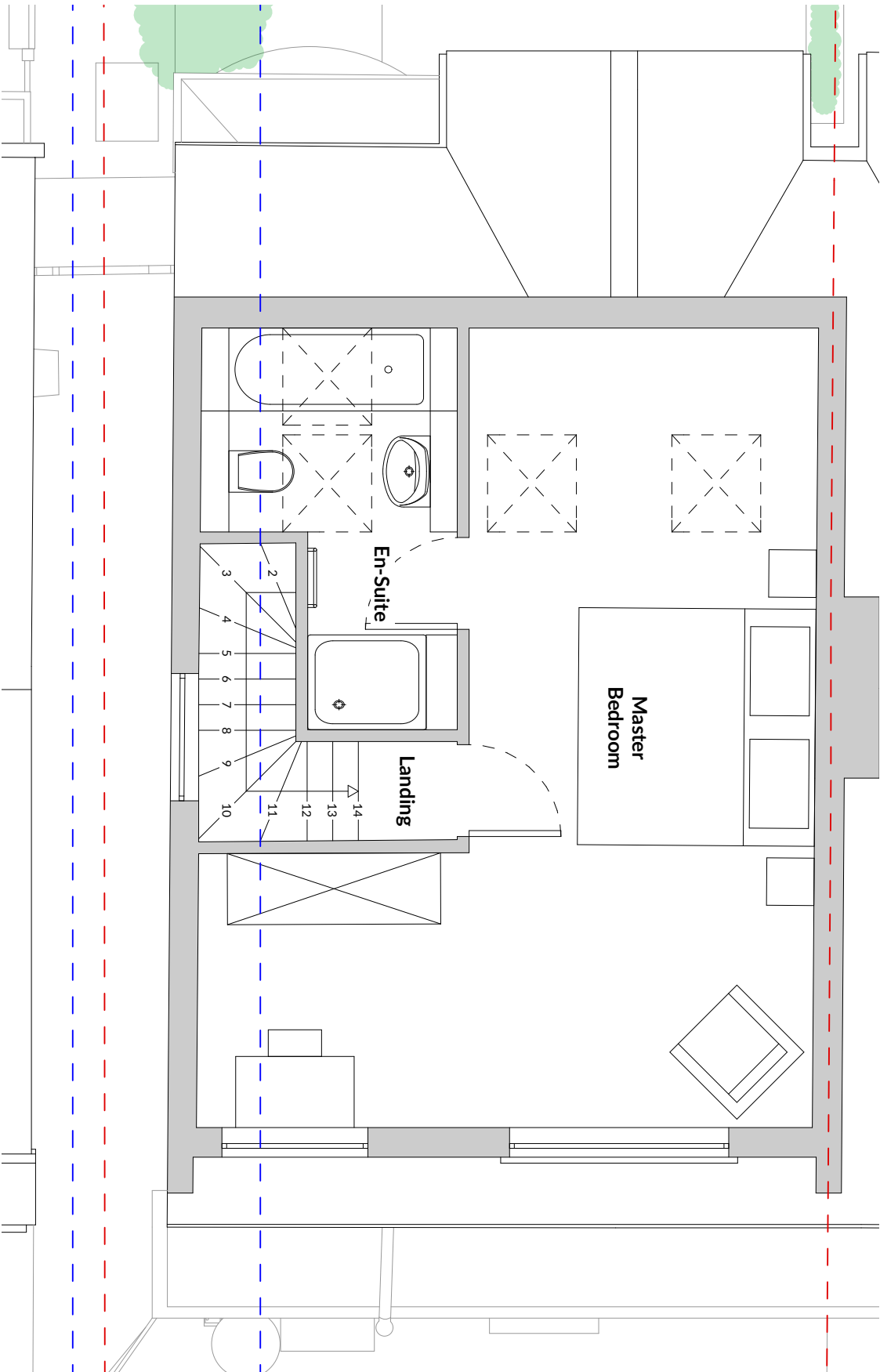
6.20 Loft



6.21 Existing



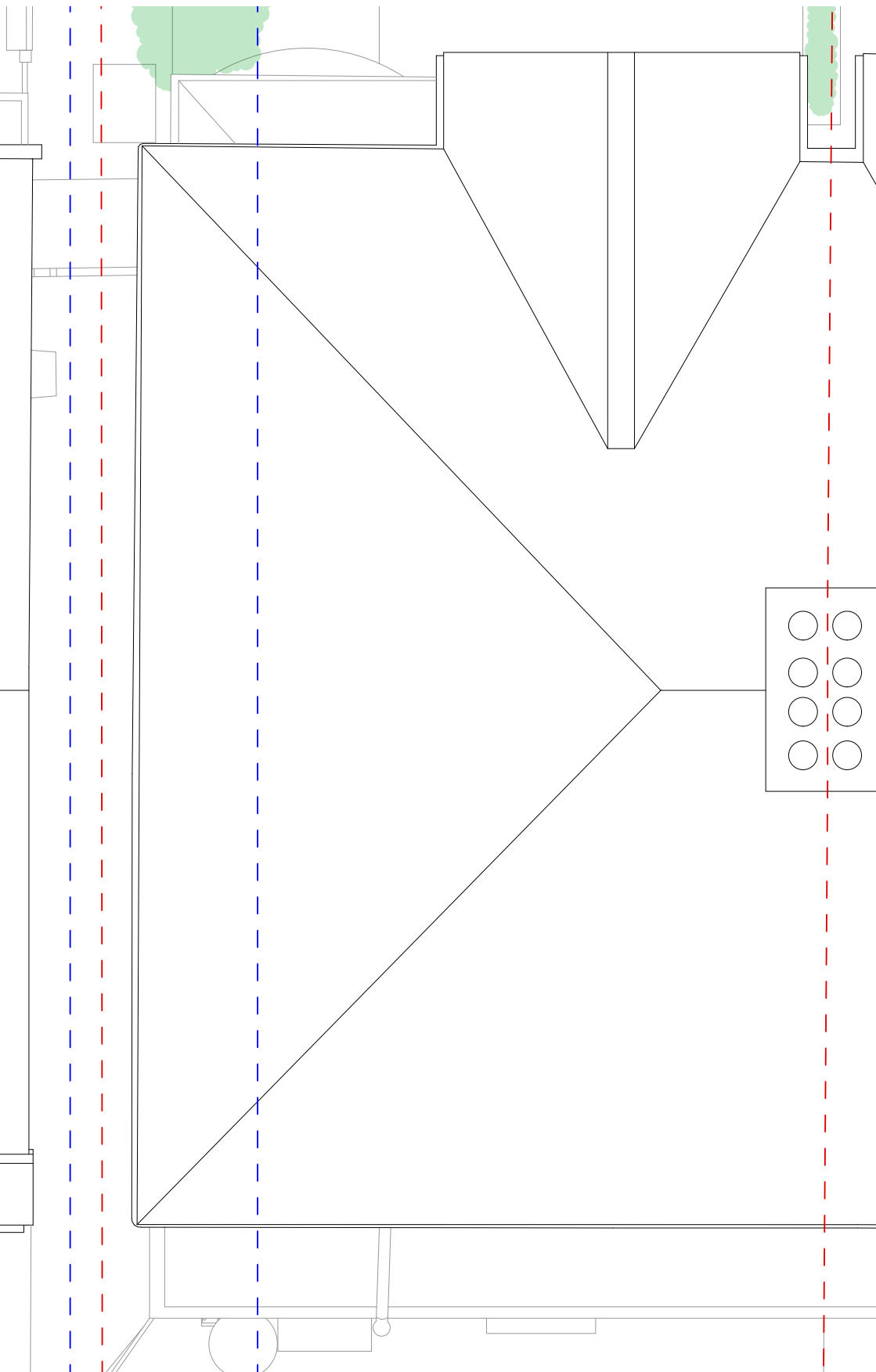
6.22 Proposed



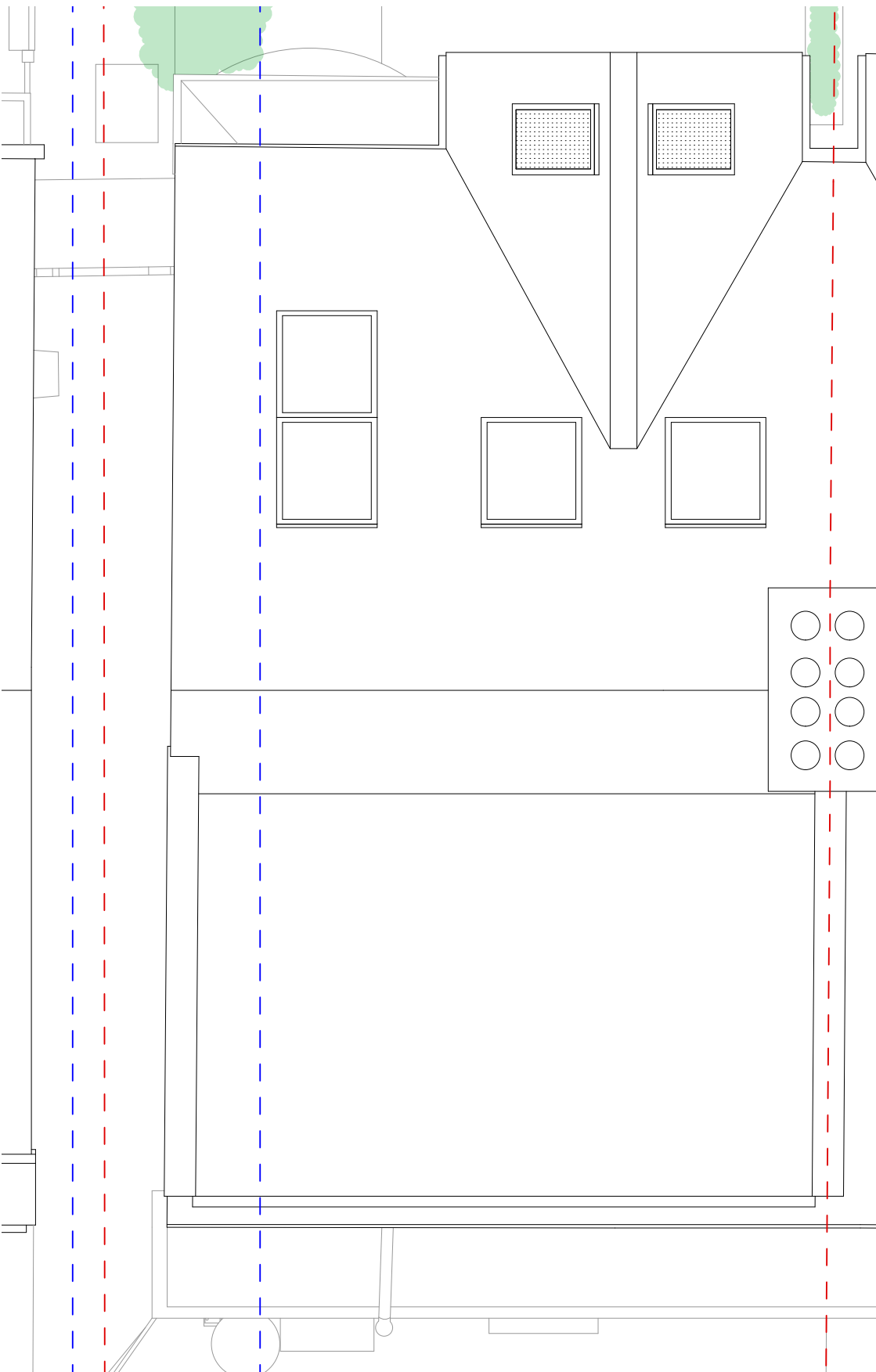
6.30 Roof



6.31 Existing



6.32 Proposed





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