

Evidence to Verify the application for a Lawful Development Certificate

Schedule ref 21_060

Date 20th December 2022

Job address 53 Higham Road, London, N17 6NQ

Project description The proposal includes the addition of cladding to the existing loft dormer extension, in order to hide pipes. In addition, alterations to fenestration are proposed throughout Level 00 and Level 02.

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for this proposal is set below and can be found under the headings of 'Class B – additions etc to the roof', 'Class A – enlargement, improvement or alteration' and 'Class C – other alterations to the roof'.

Class A – enlargement, improvement or alteration. A.3 Development is permitted by Class A subject to the following conditions: the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- The external walls of an extension should be constructed of materials that provide a similar visual appearance - for example in terms of colour and style of brick used - to the materials used in existing house walls.
- It may be appropriate to replace existing windows with new uPVC double-glazed windows or include them in an extension even if there are no such windows in the existing house. What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames.

Class B – addition, etc. to the roof. A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic meters additional roof space for terraced houses* A volume allowance of 50 cubic meters additional roof space for detached and semidetached houses*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms Side facing windows to be obscure glazed; any opening to be 1.7m above the floor.
- Roof extensions not to be permitted development in designated areas Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house.
- The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Class C – other alterations to the roof. Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m

In conclusion, the proposal complies with permitted development rights, where any new windows will match that of the existing in terms of size and material. In addition, the proposed addition of cladding in order to hide pipes will match that of the existing in terms of material, and will not significantly increase the size of the dormer what so ever.