

15185
32 Leaside Avenue
N10 3BU

PD Compliance
Origin Architecture
May 2023
Revision /



Roof replacement and extensions at 32 Leaside Avenue, N10 3BU 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 40 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

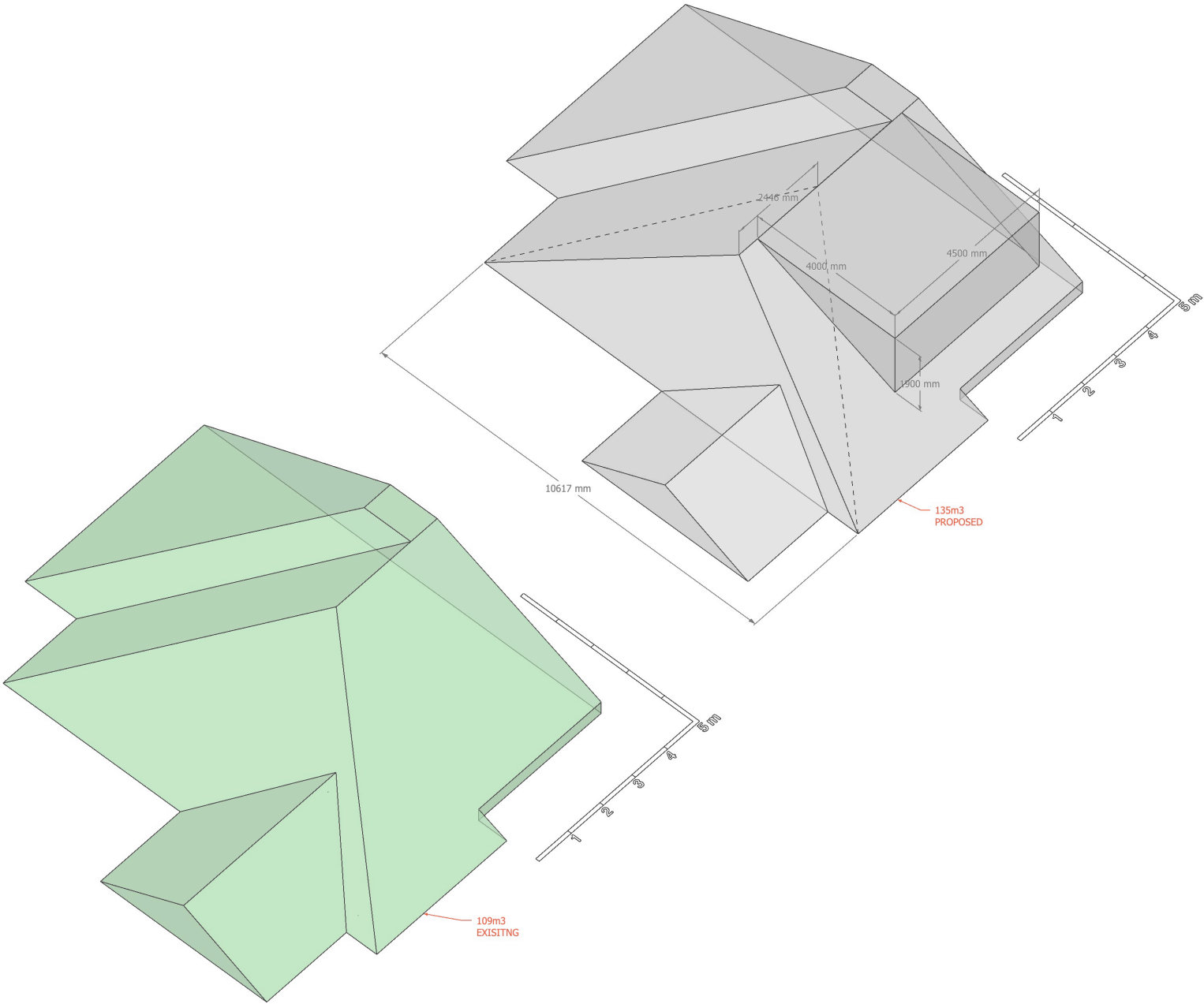
Conditions

- 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 Calculation



CUBIC CONTENT OF EXISITNG ROOF:	109	m3
CUBIC CONTENT OF PROPOSED ROOF:	135	m3
DIFFERENCE	29	m3
COMPLIANT	YES	