

Certificate of Lawfulness Application

**Flat 4, 140 Wightman Road,
London
N8 0BD**



The owners would like to apply for a Certificate of Lawfulness for a rear dormer and two front skylights, as part of a loft extension.



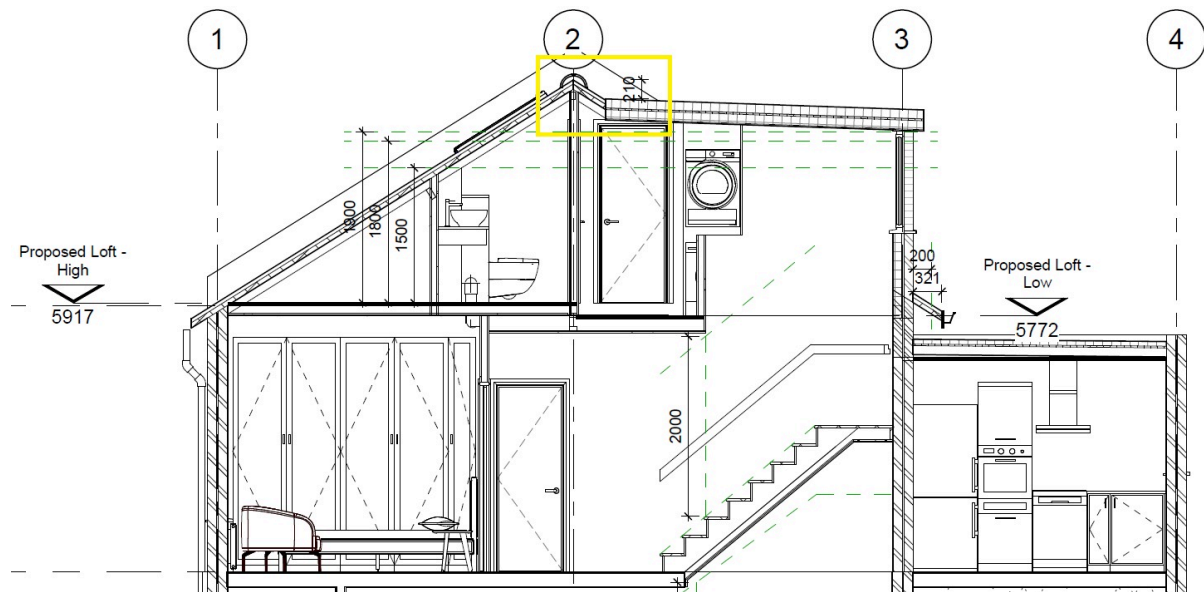
According to the Ministry of Housing, Communities & Local Government's '*Permitted development rights for householders Technical Guidance*', as published in September 2019, we believe that the proposed alteration to this Class C3: Dwellinghouse, align with the guidelines as follows:

Under Class B - additions etc to the roof:

B.1

a) The house was originally constructed as a Class C3: Dwellinghouse, and has not been converted to one by virtue of Classes M, N, P, PA or Q

b) None of the proposed works exceed the height of the highest part of the existing roof:
The proposed dormer will be lower than the existing roof's ridge line.



c) The proposed dormer is on the back of the dwellinghouse, and does not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

Existing loft extensions outlined in blue. Proposed loft extension in purple below:

(d) the cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than:

(i) 40 cubic metres in the case of a terrace house,

The existing roof space is 50.2m^3 , and the proposed roof space will be 65m^3 , which equates to an increase of 15m^3 , well below the limit stated above.

(e) The proposed alteration does not 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

(f) the dwellinghouse is not on article 2(3) land, as the dwellinghouse does not fall within a National Park, the Broads, an area of outstanding natural beauty, a conservation area, or land within a World Heritage Site.

As required under the 'Conditions' of 'Class B: additions etc to the roof'

(a) the materials used in the exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- The sides for the dormer will be brickwork of a similar visual appearance to that of the existing house, as they will be an extension of the existing brick party walls below.
- The flat roof of the dormer window will use materials such as EPDM, felt, lead or zinc, as the roof will not have any major visual impact.
- The face of the dormer window will be finished using materials that give a similar visual appearance to the existing house.

The existing roof is a reddish brown tile, and it is proposed to use either brickwork to match the house below, a plank product to match the colour of the existing roof tiles, or a tile to match the roof tiles as a facing material.

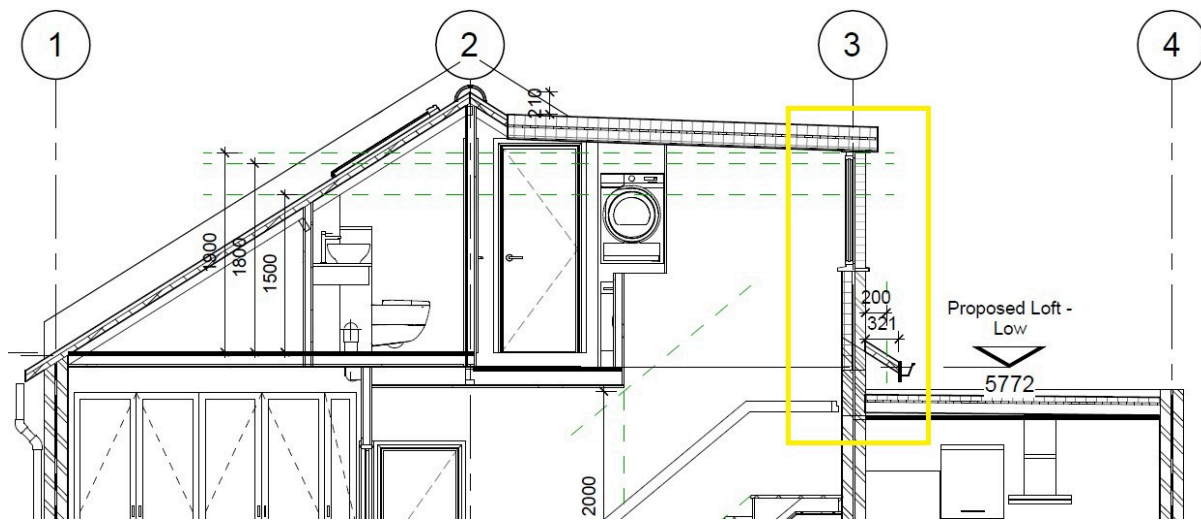
- Window frames will also be similar to those in the existing house in terms of their colour and overall shape, rectangular window with white frames and opening casements.



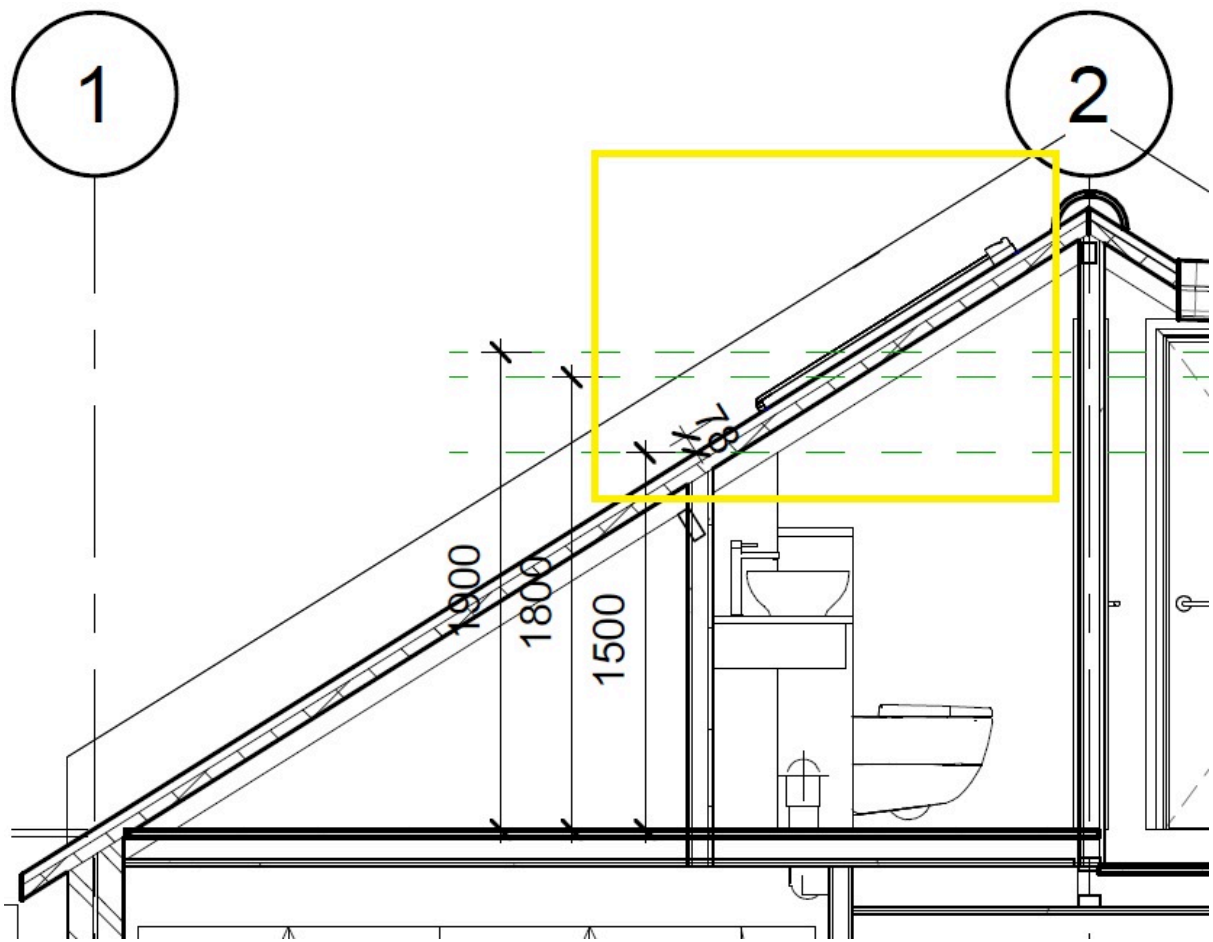
(b) the enlargement shall be constructed so that:

(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:

(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



(b) the two skylights being proposed to the front of the property will not 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) the proposed skylights will also not result in the highest part of the alteration being higher than the highest part of the original roof.

Existing loft extensions similar to what is being proposed are outlined in blue on the satellite image below. Proposed loft extension at 14 Wightman Road is indicated in purple below:



We hope that the information that has been provided illustrates how the proposed works meet the criteria for Permitted Developments sufficiently.