



Supporting Statement

Application for a Lawful Development Certificate for Proposed Development
42 Allison Road, London N8 0AT
Single-Storey Rear Extension, Rear Dormer Roof Extension and Front Rooflights

1. Introduction

This statement supports an application under Section 192 of the Town and Country Planning Act 1990 for a Certificate of Lawfulness for proposed development at 42 Allison Road.

The application seeks confirmation that the proposed single-storey rear extension, rear dormer roof extension over the main roof and rear outrigger, and associated front rooflights constitute permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

This statement should be read alongside drawings 237_1000, 237_1001, 237_1002, 237_1100, 237_1200 and 237_1201, Revision A, dated 27 July 2026.

2. Single-Storey Rear Extension - Class A

The proposed flat-roofed rear extension would project 3 metres beyond the rear wall of the original dwellinghouse and it would be 3 metres in overall height.

The extension would therefore comply with the principal limitations of Class A because:

- It would not extend more than 3 metres beyond the rear wall of an attached dwellinghouse.
- Its eaves height would not exceed 3 metres where it lies within 2 metres of a boundary.
- It would remain single-storey and would not extend above the existing dwelling.
- It would not include a veranda, balcony or raised platform.
- Substantial private garden space would remain, and the extension would not result in more than half the original curtilage being covered. Refer to Site Block Plan 237_1000, Revision A.
- The external materials would be similar in appearance to those of the existing dwellinghouse.

The proposed rear extension therefore falls within the permitted development rights granted by Schedule 2, Part 1, Class A of the General Permitted Development Order.

3. Dormer Roof Extension - Class B

The proposed loft conversion would comprise a rear dormer across the main roof and a connected dormer over the existing rear outrigger. The dormers would provide two bedrooms and a bathroom at second-floor level.

Drawing 237_1201 calculates the additional roof volume as:

Main rear dormer: 25m³
Dormer over rear outrigger: 15m³
Total additional volume: 40m³

The total additional roof volume therefore does not exceed the permitted allowance of 40m³ applicable to a terraced dwellinghouse. The dormer would not exceed the height of the existing roof ridge, would not extend beyond the plane of the principal roof slope facing Allison Road and would be set back at least 200mm from the original eaves.

The proposal does not include a balcony, veranda, raised platform or side-facing window. External materials would be similar in appearance to the existing roof and dwellinghouse. It therefore satisfies the limitations and conditions of Schedule 2, Part 1, Class B.

Two rooflights are proposed within the front roof slope. These would remain below the highest part of the roof and would be installed broadly flush with the roof covering, in accordance with the requirements applying to roof alterations under Class C.

4. Conclusion

The proposed rear extension, dormer extension and rooflights meet the relevant permitted development requirements under Classes A, B and C.

Permitted development rights remain in place for the property, and the proposed roof extension is within the permitted 40m³ allowance. Planning permission is therefore not required, and the Council is respectfully requested to grant a Lawful Development Certificate for the proposed works.