

Application for a certificate of lawfulness

40 Falmer Road, London, N15 5BA

August 2026

1.0 Introduction

The existing property consists of a two storey mid-terraced family home situated in Falmer Road. The property would appear to have been constructed within the early 1900's. The subject property is situated within a residential area and not located within a conservation area.



Above: View of the front fenestration of 40 Falmer Road

2.0 Proposal

Our application is to achieve a loft conversion consisting of a dormer to the rear roof slope and Velux roof-lights to the front sloping roof.

The proposed materials would match the existing materials therefore should comply with Class B of the GPDO rules.

The loft conversion would enable a much-needed additional bedroom and a shower room for the family.

3.0 Justification

We believe that the development proposed falls under permitted development following the rules followed by the current 2010 'Communities and Local Government Permitted development for householders technical guidance'

Permitted development guidelines for Class B – These items have been addressed within our proposal:

1. Any part of the dwelling house as a result of the proposed works shall not exceed the height of the highest part of the existing main roof
2. Any part of the dwelling house as a result of the proposed works shall not exceed beyond the plane of the existing roof slope which forms the principle elevation of the dwelling house and fronts the highway. (i.e. no dormers or projections to front elevations facing the highway)
3. The cubic content of the result of the roof space shall not exceed the allowed permitted increase of **40 cubic metres for terrace houses** OR 50 cubic metres for detached and semi/detached dwellings.
4. The construction of verandas, balconies or raised platforms are not permitted.
The installation, alteration or replacement of a chimney, flue or soil and vent pipe are not permitted. However, under Class G this only relates if the pipe, flue or stack does not extend no more than 1 metre above the existing highest part of the roof, or fronts the highway, forms the principle elevation or a side elevation of the dwelling house (not permitted)
(Therefore, allowed to the rear elevation so long as this does not front a highway)
5. Materials to match similar appearance to that of existing were they can be visually seen. (Flat roofs on dormers cannot be seen, however if this is visible from ground or highway then a material must match existing) –Plain tile for cladding to dormer to match the sloped roof(s). Aluminium or PVC-u double glazed windows to match existing windows/doors.

6. Other than in the case of a hip to gable enlargement, the edge of the enlargement (i.e. dormer) closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the face of the external wall @ eaves (Dormers to be minimum 20cm (200mm) away from the original eaves measured from the face of the rear external wall. (measured from the plane (slope) of the roof)

7. Any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be obscured glazed and non-opening unless the 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. Where such a window is on a staircase or landing (i.e. not in a room) the 1.7m measurement should be made from the stair or point on a landing immediately below the centre of the window, upwards to the opening part of the window.

Part C refers to the plane of the roof i.e. insertion of roof windows and lights.

No roof light or light shall exceed 150mm beyond the plane of the roof covering

No rooflight or light shall exceed past the highest part of the original roof (no further than the ridge)

This also relates to flues, chimneys and soil and vent pipes. However Class G as above rules apply to counter act these rules, (please refer back to item 4)

Dormer calculations for extensions under Class B permitted development.

Permitted development Class B:

Volume calculation not to exceed 40m³

Main dormer volume:

Width = 4.245

Depth = 3.494

Height = 2.369

$4.245 \times 3.494 \times 2.369 \times 0.5 = 17.56\text{m}^3$

Outrigger dormer volume:

Prism

Width x depth x height / 2

$2.740 \times 2.647 \times 1.507 \times 0.5$

$= 5.46\text{m}^3$

Cuboid

Width x depth x height

$2.740 \times 2.647 \times 1.388 = 10.06\text{m}^3$

Total volume added = 33.086m³