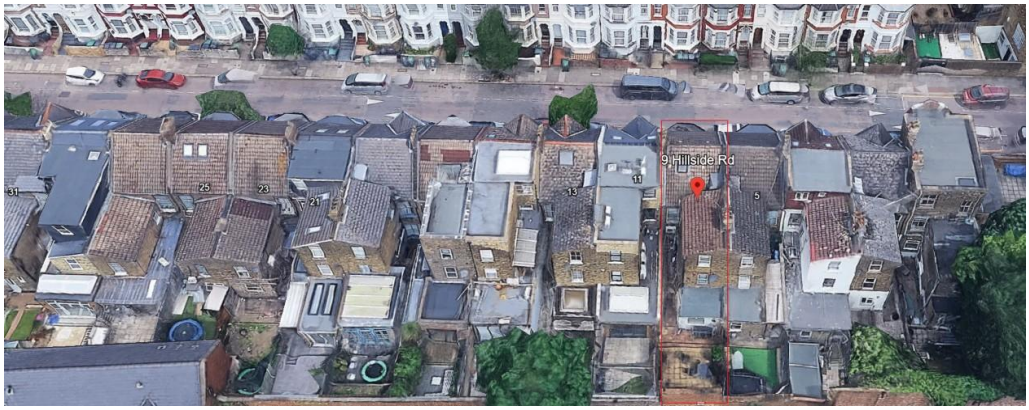
Planning Statement

Date: 11/11/2026



Site Address: 9 Hillside Road, London N15 6LU

Introduction:

The Planning Statement is in support of a Certificate of Lawful Development for the erection of a rear dormer and insertion of 2 x rooflight to the front roofslope.

Site Characteristics:

The property is a two storey, mid terraced property within a residential setting, situated on Hillside Road. The property is not within a conservation area or a restricted conversion area.

Policy

The Town and Country Planning (General Permitted Development) (England) Order 2015. (as amended) Schedule 2, Part 1, Class B & C

CLASS B - Proposed Roof Alterations

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?
NO

Does any part of the dormer project forward of the plane of a roof which forms a principal elevation and fronts a highway?
NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations?
NO

Would the dormer be higher than the highest part of the roof?
NO

Is the building Listed/ in a conservation area?
NO

Does the roof alteration include a Veranda, balcony or raised platform?
NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property?
YES

Is the enlargement/dormer set in 20cm (200mm) from the roof margins?
YES

Are any side facing windows obscurely glazed?
YES

CLASS C - Any Other Alteration to the Roof of a Dwellinghouse

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original?
N/A

Would it result in the highest part of the alteration being higher than the highest part of the original roof?
NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?
NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?
NO

Summary:

On the basis of the above, the proposed roof extension constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015. (as amended)