

Evidence To Verify Application for Certificate of Lawful Development at 34 Ridge Road, London, N8 9LH.

The proposed Loft dormer complies with the permitted development guidance as set out on the planning portal website, within Class B of "The Town and Country Planning"(General Permitted Development) Order 2015: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

The relevant acknowledgement of the guidance for this proposal is set out below:

The current house:

- Is not a building containing one or more flats, or a flat contained within such a building;
- Has not already had additional storeys added to it under permitted development rights;
- Was not changed to be used as a house (from a previous non-residential use) under permitted development rights;
- Was not built as a 'New Dwellinghouse' under permitted development rights;
- Is not on Article 2(3) designated land*

Limitations on the proposed development:

- Materials proposed shall be similar in appearance to the existing house;
- The Volume of enlargement (including any previous enlargement) does not exceed the original roof space by more than 40 cubic metres;
- The proposed alterations do not exceed the height of the existing roof;
- No alterations are proposed to the principal elevation of the house (where it fronts a road);
- The proposed development does include any verandas, balconies* or raised platforms; and does not include the installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe';
- No side facing windows are proposed.

Construction shall ensure that:

1. The eaves of the original roof are maintained (or reinstated);
2. Any enlargement is set back, at least 20cm from the original eaves;
3. The roof enlargement does not overhang the outer face of the wall of the original house.