

Date: 5<sup>th</sup> May 2021

**Evidence to verify application for Certificate of Lawful Use or Development**

60 Lincoln Road London N2 9DL

The proposal meets the parameters on permitted development rights set out in the General Permitted Development Order and 'Permitted Development for Householders – Technical Guidance' available on the Planning Portal gov.uk website.

The proposal is described on the drawings:

080-061-P-G 1 Planning	Ground and First Floor Plan
080-062-P-2 R Planning	Second Floor and Roof Plan
080-063-P-Elevs Sections Planning	Sections and Elevations

The proposal changes a flat roof on the existing rear extension to a pitched roof within the parameters of Class A:

***A. The enlargement, improvement or other alteration of a dwellinghouse.***

The proposal does not change the footprint of the existing rear extension to the house.  
The height of the pitched roof is less than 4m and its eaves are less than 3m.

The proposal includes a loft conversion within the parameters of Class B:

***B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.***

The house was built as a dwelling house in the 19<sup>th</sup> century and continues to be used as such.  
No part of the dwellinghouse will as a result of the works exceed the height of the highest part of the existing roof.

No part of the dwelling house will as a result of the works extend beyond the plane of the existing slope which forms the principle elevation of the house fronting the highway.

The house is semi detached and the cubic content of the proposed roof extension is less than 50m<sup>2</sup>.

The design does not include a verandah, balcony or raised platform.

The dwellinghouse is not in a conservation area.

The materials used in the exterior work will be similar in appearance to the existing house.

The eaves are maintained

The edge of the enlargement is more than 200mm back from the eaves.

There are no side facing windows.

The proposal removes a chimney within the parameters of Class G:

***G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.***

The chimney will be altered by removal.