

PLANNING PORTAL

Class B
The enlargement of a dwelling house consisting of an addition or alteration to its roof.

Summary
Loft conversion (Roof extension)
A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

- Loft conversions are NOT permitted development for houses on designated land.
- To be permitted development any additional roof space created must not exceed these volume allowances:
 - 40 cubic metres for terraced houses.
 - 50 cubic metres for detached and semi-detached houses.

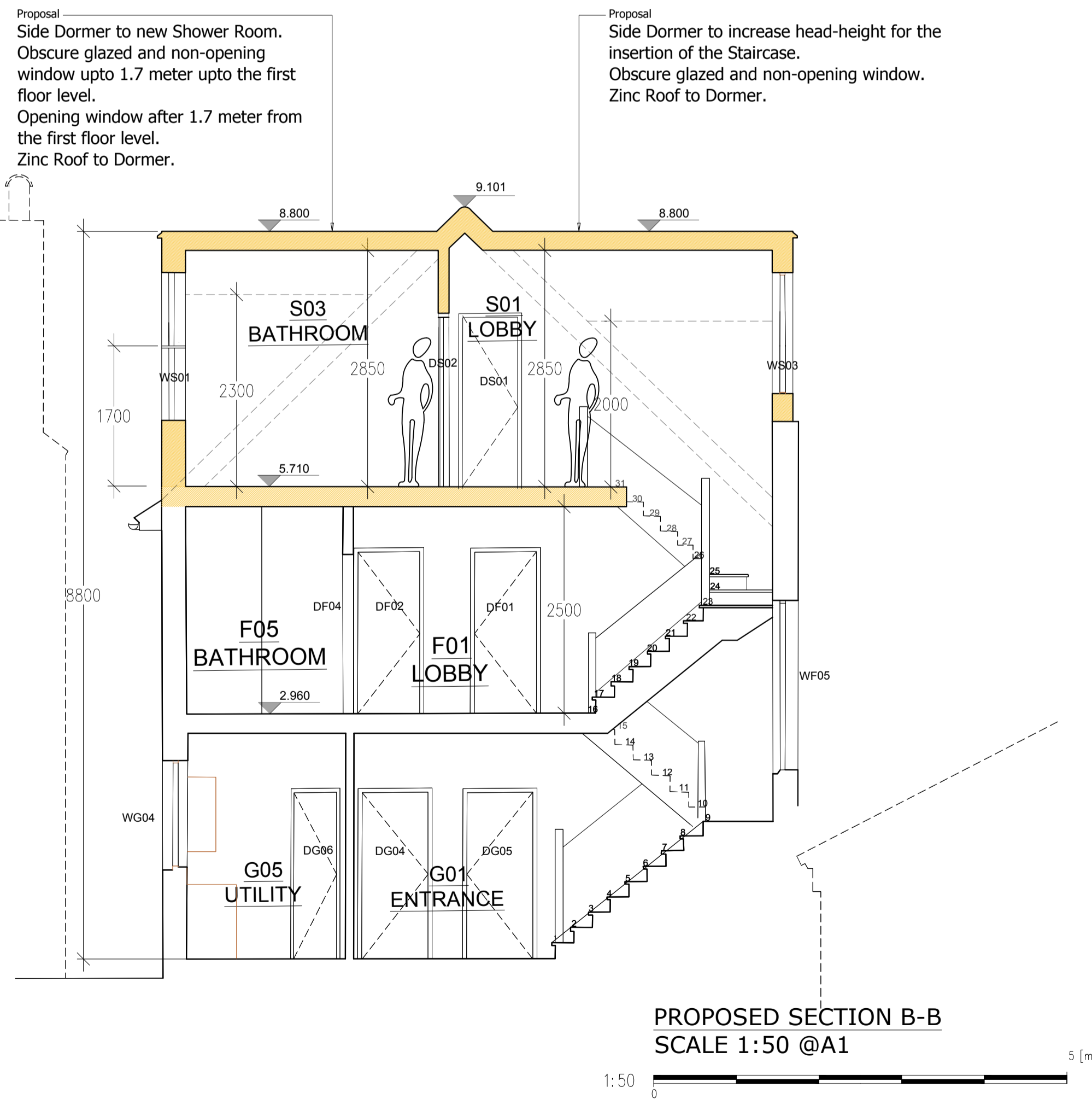
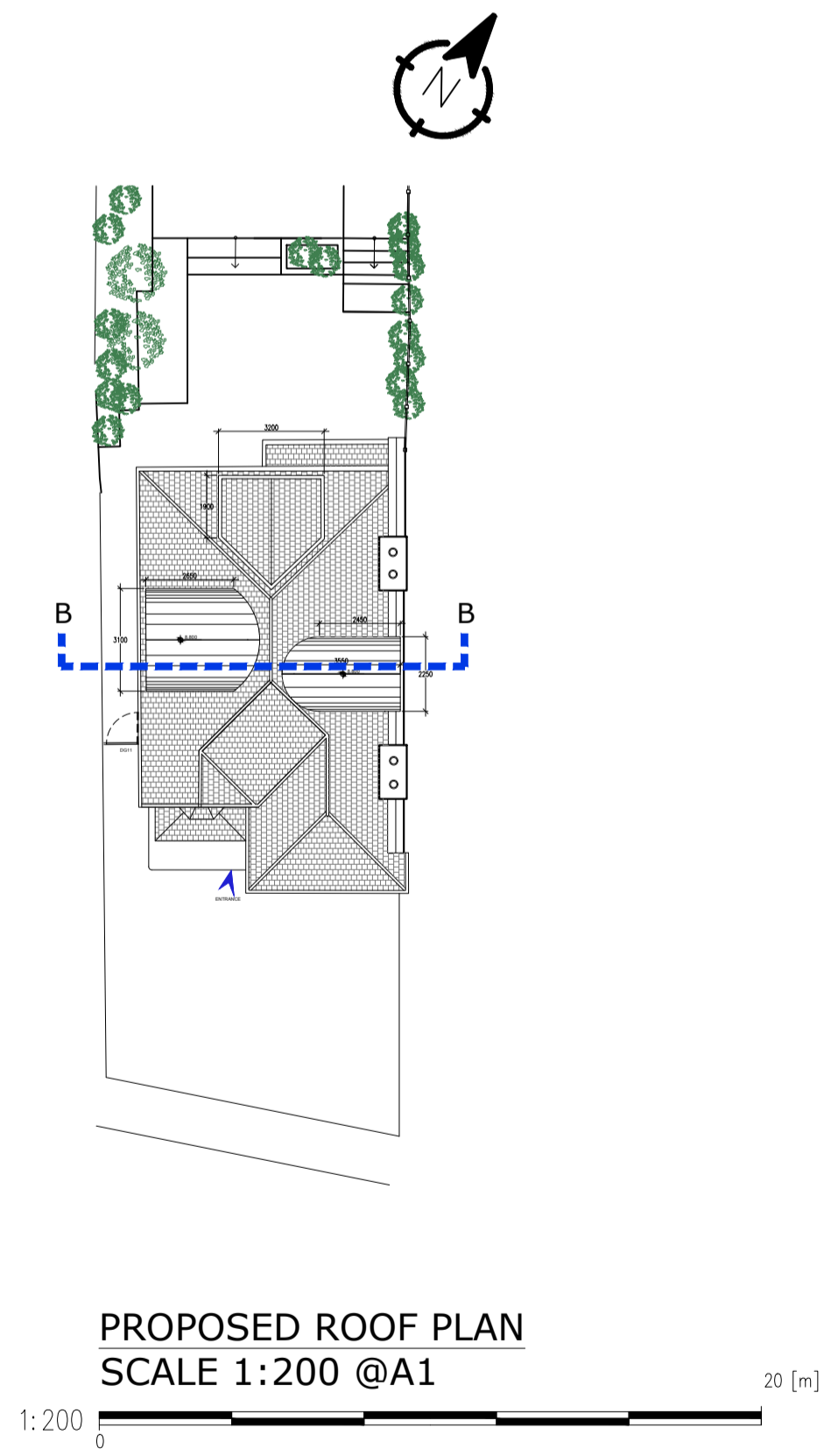
Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.

- An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.
- Materials to be similar in appearance to the existing house.
- No part of the extension to be higher than the highest part of the existing roof.
- Verandas, balconies or raised platforms are NOT permitted development.
- Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane.
The roof enlargement cannot overhang the outer face of the wall of the original house.
Note: For an explanation of how to apply the 20cm set back condition please see pages 35-36 of "Permitted development for householders - Technical guidance" (PDF).
9. Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required.
[Contact Natural England for more advice](#)
[View specific information regarding Bats](#)

- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS DETAILS AND SPECIFICATION.
 - SETTING OUT TO BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.
 - ALL VARIATIONS IN ASSUMED STRUCTURE TO BE NOTIFIED TO THE ENGINEER.
 - ALL DIMENSIONS TO BE CHECKED ON SITE.
 - ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE.
 - ALL DISCREPANCIES ARE TO BE REPORTED TO AND RESOLVED BY THE ARCHITECTS BEFORE WORKS ARE COMMENCED.
 - THIS DRAWING IS NOT TO BE SCALED.
 - ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATION DEPARTMENT AND TO COMPLY WITH ALL RELEVANT CODES OF PRACTICE AND BRITISH STANDARD.

LEGEND	
FLOOR FINISHES	
FL-T	FLOOR TILES
FL-W	FLOOR WOOD
FL-C	FLOOR CARPET
WALL FINISHES	
W-P	PLASTERBOARD PAINTED
W-B	LONDON BRICK
W-C	CONCRETE WINDOW CILL
W-R	RENDERED WALL
CEILING FINISHES	
C-P	PLASTERBOARD PAINTED
OTHERS	
R-T	ROOF TILES
AL	ALUMINUM POWDER COATED



REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
01	SIZE INCREASE 500MM	TEXT	TEXT
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ADMERLIN DESIGN STUDIO
88 MILL LANE
LONDON NW6 1NL
T: 0203 011 0449
E: info@admerlin.com
F: admerlin.com



CUSTOMER
MR. & MRS. PIERREL

PROJECT
ADM251 - 41 OAKHURST AVENUE, BARNET, LONDON, EN4 8DL

PLANNING - LOFT

PROJECT PORTION
SECTION B-B

CHECKED PROP. 10.02.2022
APPROVED PROP. CLIENT APPR. ENGINEER APPR.
DRAWN BY: MN SCALE: 1:50 REFERENCE TO: PAPER SIZE: A1

P201-00
REV.