



ADM Merlin Limited

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Evidence to Verify the application for a Lawful Development Certificate - LOFT CONVERSION

25.07.22

Project : 41 Oakhurst Avenue, Barnet, London EN4 8DL

The Proposal

Works to a detached house: loft conversion with one rear dormer and two side dormers.

Summary:

- 1.** The property is not in a designated land.
- 2.** The property is a detached house with a 49 m³ of additional roof space.
- 3.** No extension proposed beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
- 4.** Materials to be similar in appearance to the existing house.
- 5.** No part of the extension to be higher than the highest part of the existing roof.
- 6.** Any side-facing windows to 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.
- 7.** 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.

Conclusion

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal and guidance document 'Permitted Development for householders - Technical Guidance' as set out on the Gov.uk website.