

**Evidence to Verify Application for Certificate of Lawfulness at 58 Sunnyfield, Mill Hill, London. NW7 4RG**

The proposals are for the addition of dormer window either side to an existing loft space to the existing detached property.

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

- No part of the dwellinghouse, as a result of the proposed works, exceeds the height of the highest part of the existing roof.
- No part of the dwellinghouse as a result of the proposed works, extends beyond the plane of any existing roof slope which forms part of the principal elevation of the dwellinghouse and fronts a highway.
- The additional roof space created as a result of the proposed works does not increase the volume of the original roof space of the dwellinghouse by more than 50 cubic metres.
- The external materials used shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- The enlargement to the roof shall be constructed so that the edge of the enlargement closest to the eaves of the original roof shall be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.
- The property is not on article 2(3) land.
- The window inserted into the side elevations of the dwellinghouse shall be obscure glazed and non opening below 1.7m above the floor of the room in which the window is installed.

The proposals therefore constitutes Permitted Development by virtue of the provisions of Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.