

**EVIDENCE TO VERIFY APPLICATION  
For Certificate of Lawful Development at:**

4 Upper Cavendish Avenue, Finchley, London, N3 3NN

The proposal complies with the permitted development guidance as set out in 'Permitted development rights for householders -Technical Guidance, September 2019' as per Town and Country Planning (General Permitted Development) (England) Order 2015. This proposal concerns Class B with the evidence for the compliance with this guidance set out below:

1. The existing house is not a listed building and is not in a conservation area.
2. The proposals are for a hip to gable loft conversion.
3. Class B – additions etc to the roof (B1):
  - a. There is no change of use of the existing dwellinghouse.
  - b. No part of the dwellinghouse would, as a result of the proposed works, exceed the height of the highest part of the existing roof.
  - c. No part of the dwellinghouse would, as a result of the proposed works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway:
    - i. Except for two skylight windows that will not extend beyond the plane of the existing roof slope of the principal elevation fronting the highway by more than 150mm.
  - d. The cubic content of the resulting roof space does not exceed the original roof space by more than 50m<sup>3</sup>. (see appendix 1)
  - e. The proposed works do not include (i) the construction or provision of a veranda, balcony or raised platform, though it is necessary to alter the existing chimney stacks which is permitted under Class G.
  - f. The existing house is not on article 2(3) land.
4. Class B – additions etc to the roof (B2):
  - a. the materials used are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
  - b. (b) the enlargement shall be constructed so that –
    - i. Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension:
      1. (aa) The eaves of the original roof are maintained or reinstated; and
      2. (bb) The edge of the enlargement closest to the eaves of the original roof are not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.
    - ii. No part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.
  - c. All new windows created by the proposed works on a wall or roof slope forming a side elevation of the dwelling house will be:
    - i. Obscure-glazed, and
    - ii. Any opening lights will be more than 1.7m above the floor level of the room in which the window is installed.

**EVIDENCE TO VERIFY APPLICATION**  
**For Certificate of Lawful Development at:**

4 Upper Cavendish Avenue, Finchley, London, N3 3NN

**Appendix 1: Calculating Additional Roof Volume**

Proposed Hip to Gable conversion:

$$\begin{aligned} \text{Volume of East Hip} &= (D \times HW1 \times H) / 6 \\ &= (9.481 \times 3.215 \times 3.323) / 6 \\ &= 16.88\text{m}^3 \end{aligned}$$

$$\begin{aligned} \text{Volume of West Hip} &= (D \times HW2 \times H) / 6 \\ &= (9.481 \times 3.137 \times 3.323) / 6 \\ &= 16.47\text{m}^3 \end{aligned}$$

Proposed Dormer addition:

$$\begin{aligned} \text{Volume of Dormer} &= ((E \times F \times G) / 2) \\ &= ((2.437 \times ((1.641 + 1.704) / 2) \times 7.84) / 2) \\ &= 15.98\text{m}^3 \end{aligned}$$

Total additional roof volume:

$$\begin{aligned} \text{Volume of East Hip:} & 16.88\text{m}^3 \\ \text{Volume of West Hip:} & 16.47\text{m}^3 \\ \text{Volume of Dormer:} & 15.98\text{m}^3 \\ \text{TOTAL} &= 49.33\text{m}^3 \end{aligned}$$

