

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT AT 59 Howcroft Crescent, London N3 1PA

This Letter is written in support of an **Application for a Lawful Development for 59 Howcroft Crescent, London N3 1PA** for the formation of hip to gable roof extension, the provision of a dormer to rear roof elevation, 3no Velux Windows to front roof slope and a window on the side elevation at attic level;

The application site contains a semi-detached dwellinghouse situated at 59 Howcroft Crescent, London within the West Finchley ward.

The site is not within a conservation area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended) and is not within an area covered by an Article 4 direction. Furthermore, there are no conditions attached to the site which remove permitted development rights.

Roof Extension:

We consider that the proposal can be considered **Permitted Development** for the following reasons:

The proposed **loft extension** should be considered **Permitted Development**, following Schedule 2 Article 3, Part 1, Class Permitted Development - Class B - Loft conversion with dormer, Permitted development, for the following reasons:

- Permission to use the dwellinghouse as a dwellinghouse was not granted only by virtue of Class M, N, P, or Q of Schedule 2 Part 3 (change of use) - **Complies**
- Must not exceed height of highest part of existing roof – **Complies**
- Must not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway - **Complies**
- Maximum volume is 50m³ for semi-detached houses. Dormer volume : **49.25 cubic meters** - **Complies**
- Must not be in a Conservation Area – **Complies**
- The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house – **Complies**
- Any window facing the side should be obscure glazed and non-opening up to 1.7 m above the floor – **Complies**
- The roof pitch should match the pitch of the original dwelling as far as practicable – **Complies**
- Other than in the case of a hip to gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as is practicable, be not less than 20cm from the eaves of the original roof – **Complies**

CONCLUSIONS:

No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof B.1 (b) C.1 (b)

No part of the dwellinghouse, would as a result of the works, protrude beyond the plane of the existing roof slope on the principal elevation of the dwellinghouse B.1 (c)

The total cubic increase to the roof measures approx. 49.25 cubic metres, through a rear dormer extension measuring 31.75 cubic metres and a hip to gable extension measuring 17.5 cubic metres. This is compliant with B.1 (d) which specifies the maximum volume increase to roof space for **semi-detached** properties is 50 cubic metres. B.1 (d)

The proposal does not consist of the construction of a verandah, balcony or raised platform as defined by the General Permitted Development Order.

The material changes to the exterior will be the same or of a similar appearance to those used on the existing dwellinghouse B.2 (a)

The eaves of the original roof will be maintained in terms of the rear dormer, and the edges of the dormer are more than 0.2m from the eaves of the existing roof B.2 (b)

The window to be inserted on the side elevation wall of the dwellinghouse is obscure-glazed and non-opening. B.2 (c)

We consider that the design proposal is meeting all the conditions required for Permitted Development, and it's intended to complement the scale and architectural style of the original building and to protect the character of the area. Moreover, the proposed extension will not adversely affect the privacy or amenity of the neighbourhood.

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