

Lawful Development Certificate Application

11 Woodyard Close, London, NW5 4BU

Evidence to Verify the application for a Lawful Development Certificate

Project: 11 Woodyard Close, London, NW5 4BU
Date: December 2023

Proposal: Erection of dormer window on rear roof slope and 2 x rooflights on front roof slope of single family dwellinghouse.

The proposal complies with the Permitted Development Guidance as set out on the Planning Portal website and in the guidance document 'Permitted Development rights for householders – Technical Guidance' published September 2019, as set out on the Gov.uk website.

The relevant guidance for this proposal is set below and can be found under Class B – additions etc to the roof, and Class C – other alterations to the roof.

A loft conversion / roof addition is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- No extension to be higher than the highest part of the roof.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- A volume allowance of 40 cubic metres additional roof space for terraced houses. A volume allowance of 50 cubic metres additional roof space for detached and semi detached houses.
- No verandas, balconies or raised platforms.
- Materials to be similar in appearance to the existing house. This condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly. The visual impacts of the materials used will be the most important consideration.
- The eaves of the original roof are maintained or reinstated; and the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.
- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Side facing windows to be obscure glazed; any opening to be 1.7m above the floor.
- Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m.

11 Woodyard Close is a 2 storey mid-terrace house, with additional accommodation in the existing loft conversion. The estate was built between 1983 and 1990 and constructed in red / brown brick with brown concrete tiled pitched roof.

The property is orientated north east to south west.

The existing loft conversion was granted a Certificate of Lawfulness (2006/2758/P) for 2no. roof lights in rear plane of roof slope.

The permitted development proposals include a new dormer roof extension to the rear roof slope, clad in tiles to match the existing roof.

The internal volume of the dormer roof extension is 30.81 m³, and the dormer does not extend beyond the original roof line.

There are a number of dormer roof extensions further along the terrace and on the wider estate which are similar in scale and proportion to this proposal. Notably application numbers 2021/1173/P at 3 Woodyard Close, and 2022/1771/P at 36 Cressfield Close.