

FOR PLANNING ONLY

DWG NO: P001

JULY 2024, ISSUED RT

PRINCIPAL ELEVATION

"Principal elevation" – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house. There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation.

RAHUL TAHEEM LTD

RAHUL TAHEEM LTD, Registered in England and Wales. Company registration number 12238895.
Director Rahul Taheem BSc (Hons), Grad Dip Arch, MA Arch.
Registered address 39 Wakemans Hill Avenue, London, NW9 0TA.

Notes		
Rev	Date	Comments

Notes

- This drawing is for town planning purposes only. It is not to be used for construction or any other purpose.
- The client is responsible for obtaining all statutory provisions including Building Regulations approval, works under the Party Wall Act 1996, and CDM Regulations 2015.
- Any figured dimensions are based on limited survey information. All dimensions are to be verified by the contractor prior to the commencement of works. Any discrepancies to be reported immediately.
- Any other discrepancies or omissions to be reported immediately.

Class B – additions etc to the roof

This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

Under Class B the following limits and conditions apply:

B.1 Development is not permitted by Class B if –

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use) Enlargement is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

COMPLIES, PERMISSION TO USE DWELLINGHOUSE NOT GRANTED UNDER PD

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

COMPLIES, WORKS DO NOT EXCEED HIGHEST PART OF ROOF

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

COMPLIES, WORKS DO NOT EXTEND BEYOND FRONT ELEVATION. WORKS ARE LIMITED TO THE SIDE AND REAR ELEVATIONS ONLY. NOTE USUALLY, BUT NOT EXCLUSIVELY, THE PRINCIPAL ELEVATION WILL BE WHAT IS UNDERSTOOD TO BE THE FRONT OF THE HOUSE

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –
(i) 40 cubic metres in the case of a terrace house, or
(ii) 50 cubic metres in any other case

COMPLIES, WORKS UNDER 50m³

(e) it would consist of or include –
(i) the construction or provision of a verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe

COMPLIES, NONE OF THE ABOVE PROPOSED. SVP SEE CLASS G

(f) the dwellinghouse is on article 2(3) land
In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites, roof extensions are not permitted development and will require an application for planning permission.

COMPLIES, NONE OF THE ABOVE APPLICABLE

Conditions

B.2 Development is permitted by Class B subject to the following conditions –

(a) 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 dwellinghouse.

COMPLIES, ANNOTATION STATES MATERIALS MATCH

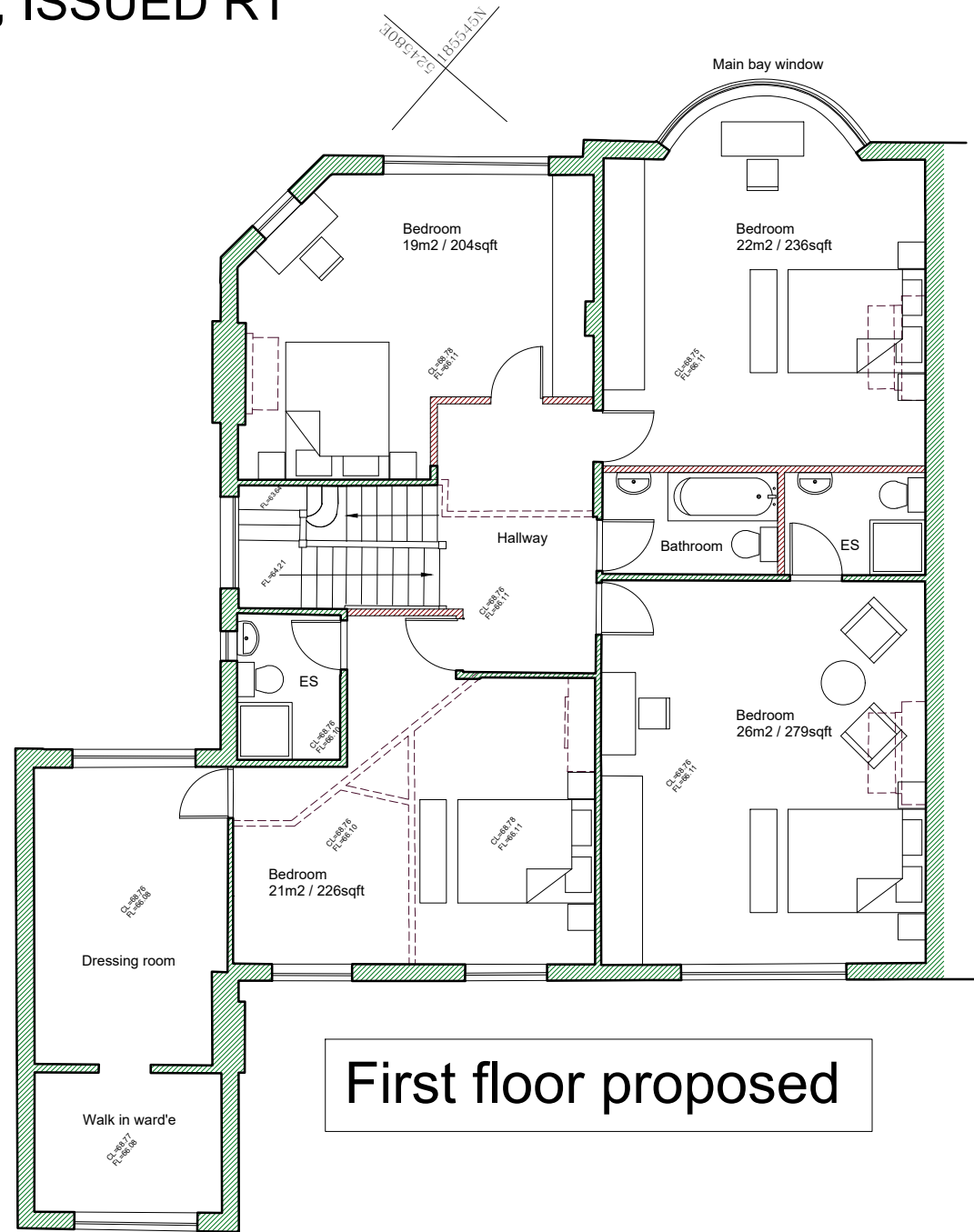
(b) the enlargement shall be constructed so that –
(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
(aa) the eaves of the original roof are maintained or reinstated; and
(bb) the edge of the enlargement 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; and
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

COMPLIES, EAVES RETAINED AND EDGE MORE THAN 20cm

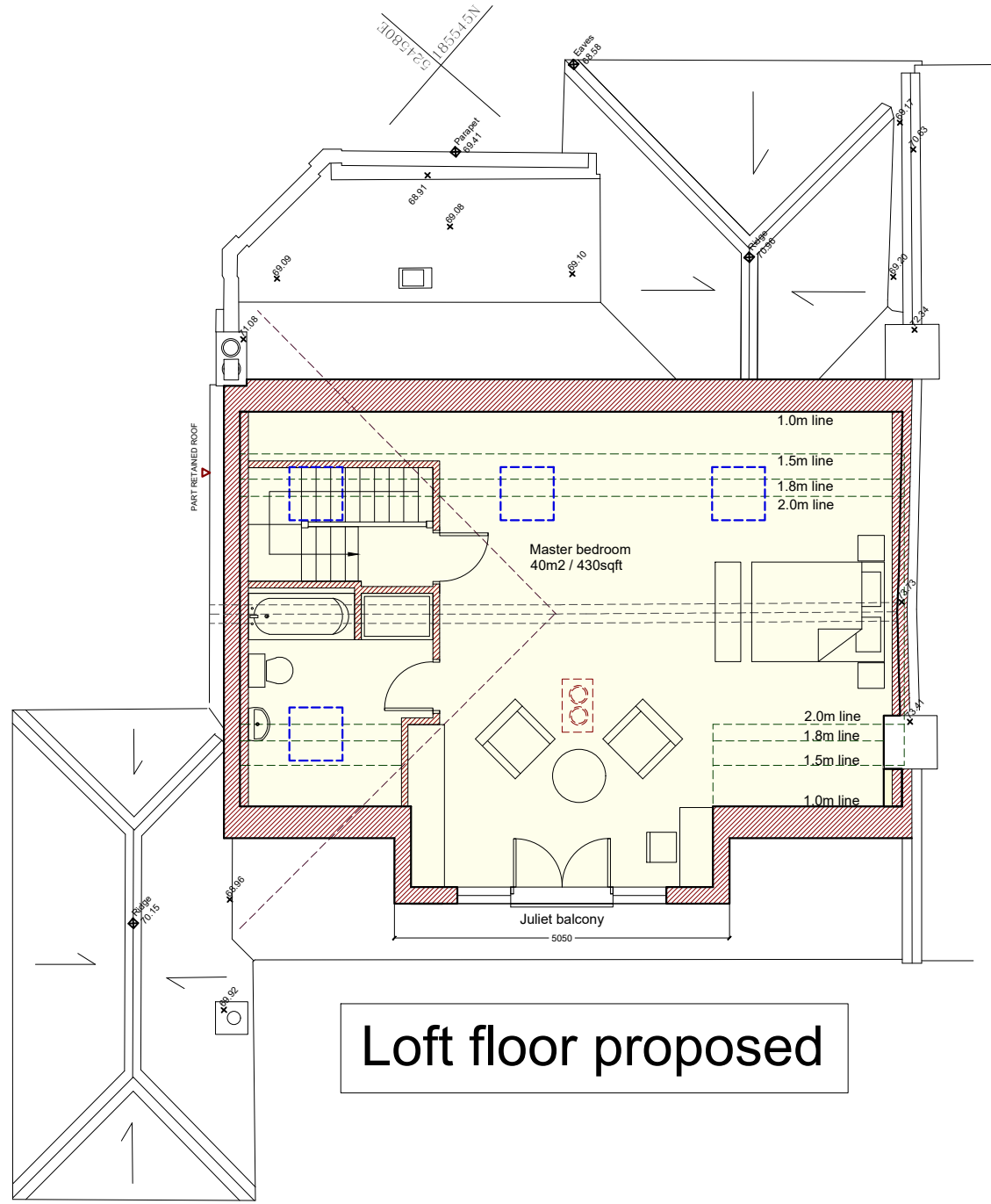
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –
(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

COMPLIES, ANNOTATION ON PLANS

SIDE ELEVATION



First floor proposed



Loft floor proposed

REAR ELEVATION

Proposed plans

19 Menelik Rd, London, NW2 3RJ

