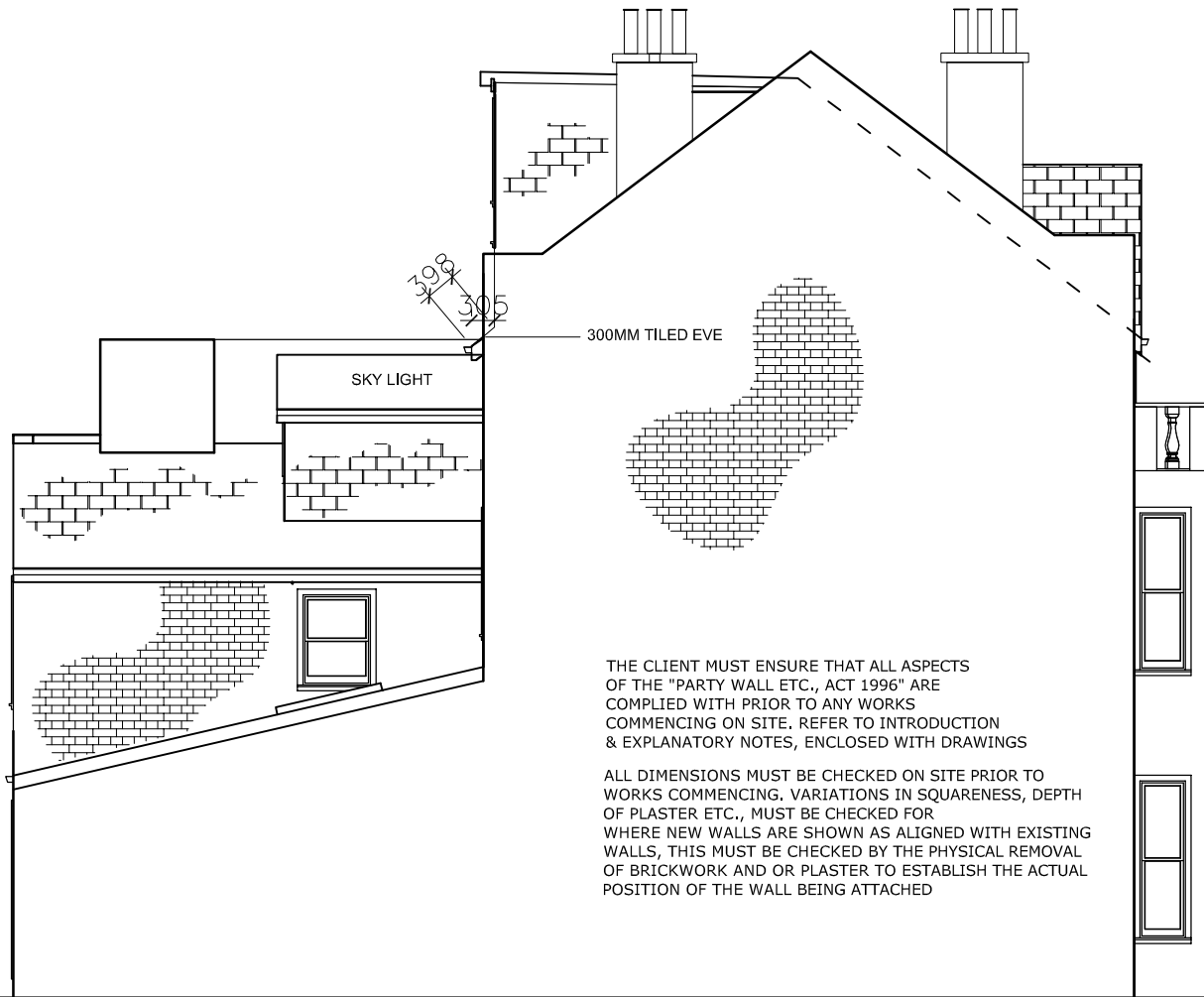


PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 & 12 [2] (B) OF BUILDING REGULATIONS 2000 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS, THEY DO SO AT THEIR OWN RISK

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE, BEFORE COMMENCEMENT OF ANY WORKS, ANY ANOMOLIES MUST BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED



PROPOSED FRONT ELEVATION 1:100

#### PLANNING NOTE

A LOFT CONVERSION FOR YOUR HOUSE IS CONSIDERED TO BE PERMITTED DEVELOPMENT AND NOT REQUIRING AN APPLICATION FOR PLANNING PERMISSION, SUBJECT TO THE FOLLOWING LIMITS AND CONDITIONS:

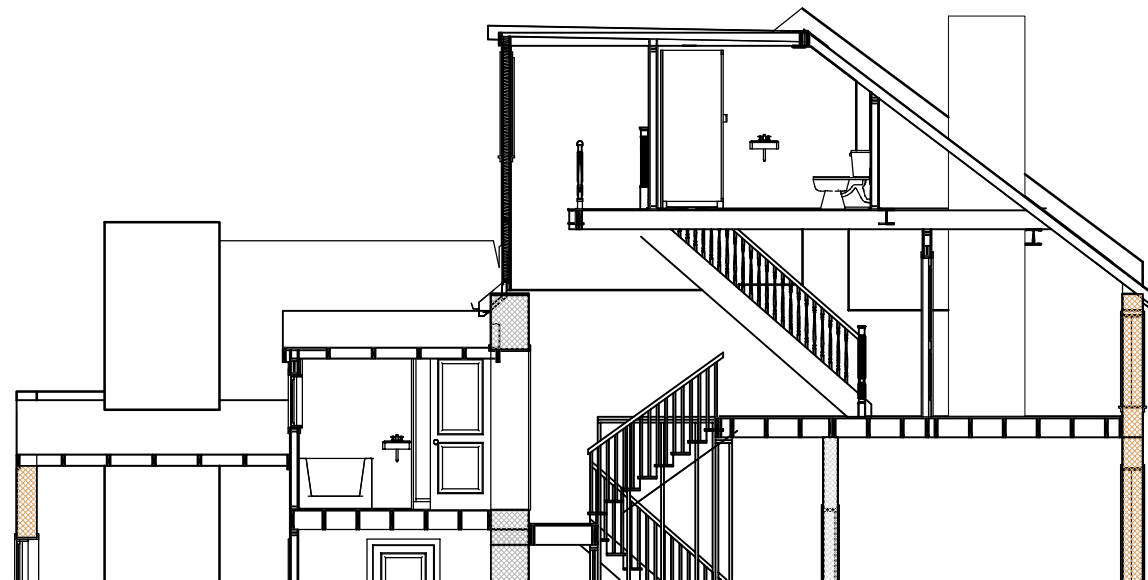
A VOLUME ALLOWANCE OF 40 CUBIC METRES ADDITIONAL ROOF SPACE FOR TERRACED HOUSES\*  
A VOLUME ALLOWANCE OF 50 CUBIC METRES ADDITIONAL ROOF SPACE FOR DETACHED AND SEMI-DETACHED HOUSES\*  
NO EXTENSION BEYOND THE PLANE OF THE EXISTING ROOF SLOPE OF THE PRINCIPAL ELEVATION THAT FRONTS THE HIGHWAY  
NO EXTENSION TO BE HIGHER THAN THE HIGHEST PART OF THE ROOF  
MATERIALS TO BE SIMILAR IN APPEARANCE TO THE EXISTING HOUSE  
NO VERANDAS, BALCONIES OR RAISED PLATFORMS  
SIDE-FACING WINDOWS TO BE OBSCURE-GLAZED; ANY OPENING TO BE 1.7M ABOVE THE FLOOR  
ROOF EXTENSIONS NOT TO BE PERMITTED DEVELOPMENT IN DESIGNATED AREAS  
ROOF EXTENSIONS, APART FROM HIP TO GABLE ONES, TO BE SET BACK, AS FAR AS PRACTICABLE, AT LEAST 20CM FROM THE EAVES  
\*BEAR IN MIND THAT ANY PREVIOUS ROOF SPACE ADDITIONS MUST BE INCLUDED WITHIN THE VOLUME ALLOWANCES LISTED ABOVE. ALTHOUGH YOU MAY NOT HAVE CREATED ADDITIONAL SPACE, A PREVIOUS OWNER MAY HAVE DONE SO.  
(REF - PLANNINGPORTAL.GOV.UKL)

#### PARTY WALL ACT

THE OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:

- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISING OF WALL OR CUTTING OF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS
- EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS, OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.

A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START OF WORKS ON SITE.



PROPOSED SECTION 1:100

Date:09/05/2011

SHEET SIZE ISO A3 (297 x 420)

CLIENT DETAILS

Mr Alexander Balyz

46 Gondar Gardens

NW6 1HG

REAR DORMER LOFT CONVERSION

SCALE BAR

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