**23 Ingham Road**

This is a proposed Certificate of Lawfulness application for a proposed rear dormer roof extension to the main roof with 3 rooflights on front elevation and rear “pod” style roof extension over part of the rear addition, please find enclosed:

* Existing floor plans, sections and elevations
* Proposed floor plans, sections and elevations
* Supporting Certificate of Lawfulness statement
* Ordnance Survey plan with the property boundary highlighted in red
* Certificate of Lawfulness application form
* BACS payment of £86 to Camden Council

**Supporting Certificate of Lawfulness Statement**

**Site:** The application site is a mid-terrace single family dwelling property located on the southern side of Ingham Road. The property is set over three floors with a two storey rear addition. The site is not located within a conservation area.

**Proposal:**  It is proposed to construct a rear dormer roof extension to the main roof set 200mm back from the eaves. The dormer would be constructed of materials to match the host property. On the front elevation would be 3 rooflights that would protrude no further than 150mm from the front roof pitch. A pod style roof extension is also proposed over part of the two-storey rear addition, again this will be set back 200mm from the eaves and constructed of materials that would match the host property. The window on the side elevation would be obscured glazed and non-openable under a height of 1.7m from floor level.

The volume would be under 40 cubic meters – all calculations can be seen on drawing No.6

Dormer: 4.04m (L) x 3.05m (D) x 2.4m (H) / 2 = 14.79 cubic meters

Pod: Area of pod rear elevation 5.65 sq/m x 4.34m (L) = 24.52 cubic meters

Total: 14.79m3 + 24.52m3 = 39.31 m3

**Compliance with Permitted Development Rights:**

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| **Class B** The enlargement of a dwellinghouse consisting of an addition or alteration to its roof |
| B.1(a) | Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use). | No |
| B.1(b) | As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof? | No |
| B.1(c) | As a result of the works, would any part of the dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway? | No |
| B.1(d) | As a result of the works, would the cubic content of the resulting roof space 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? | No |
| B.1(e) | Would it consist of or include—(i) the construction or provision of a veranda, balcony or raised platform, or(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe? | No |
| B.1(f) | Is the dwellinghouse on article 1(5) land? | No |
| B.2(a) | Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse? | Yes |
| B.2(b) | 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 would the edge of the enlargement closest to the eaves of the original roof be less than 20 centimetres from the eaves of the original roof, so far as practicable? | Yes |
| B.2(c) | Would any windows inserted on a wall or roof slope forming a side elevation be obscured-glazed and non-opening unless the opening part is higher than 1.7 metres above the floor of the room in which the window is installed? | Yes |