

193 Leighton Road NW5 2RD
Loft Enlargement Proposal

This proposal is for the conversion of a hipped roof to gable roof allows internal headroom to extend the existing staircase up by one floor and accommodate a bedroom and ensuite bathroom and the addition of a rear dormer.

Parameters for Permitted Development

The proposed loft conversion is within the parameters set out for permitted development in Schedule 2, Part 1, Class B of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Volume of existing loft = 31m³

Volume of new loft = 49.2 m³

Increase is 18.1m³ so within the 40 cubic metres allowance for terraced houses.

The dormer at the rear is below the existing ridge and the eaves are retained to 20cm at the rear.

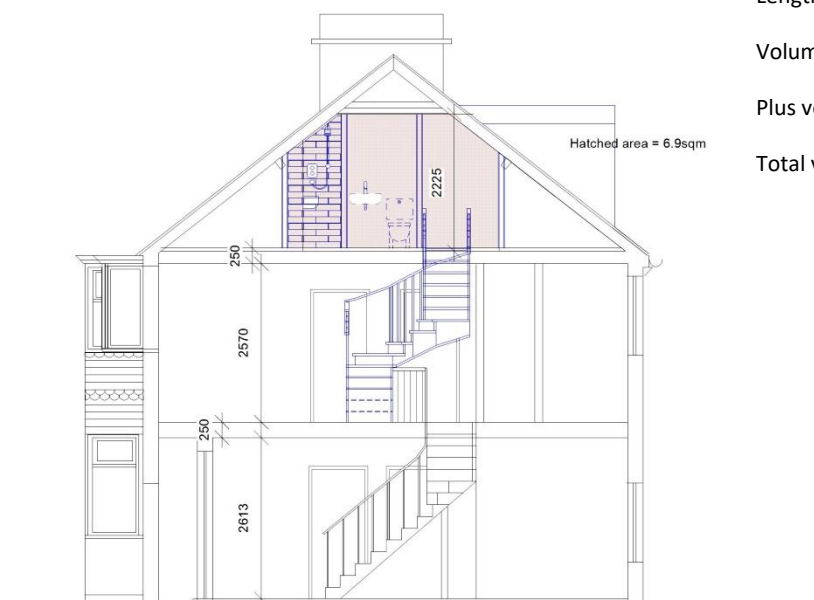
The existing roof tiles to be removed and new insulation installed between rafters. Existing concrete tiles (which have become porous and reached the end of their useful life) are proposed to be replaced with identical new concrete interlocking tiles to match the adjoining house at 191 Leighton Road.

Existing eaves retained (beyond existing rear addition) to 200mm

Existing ridge retained

Chimney retained and brickwork repointed.

Section through proposed enlarged loft to show volume



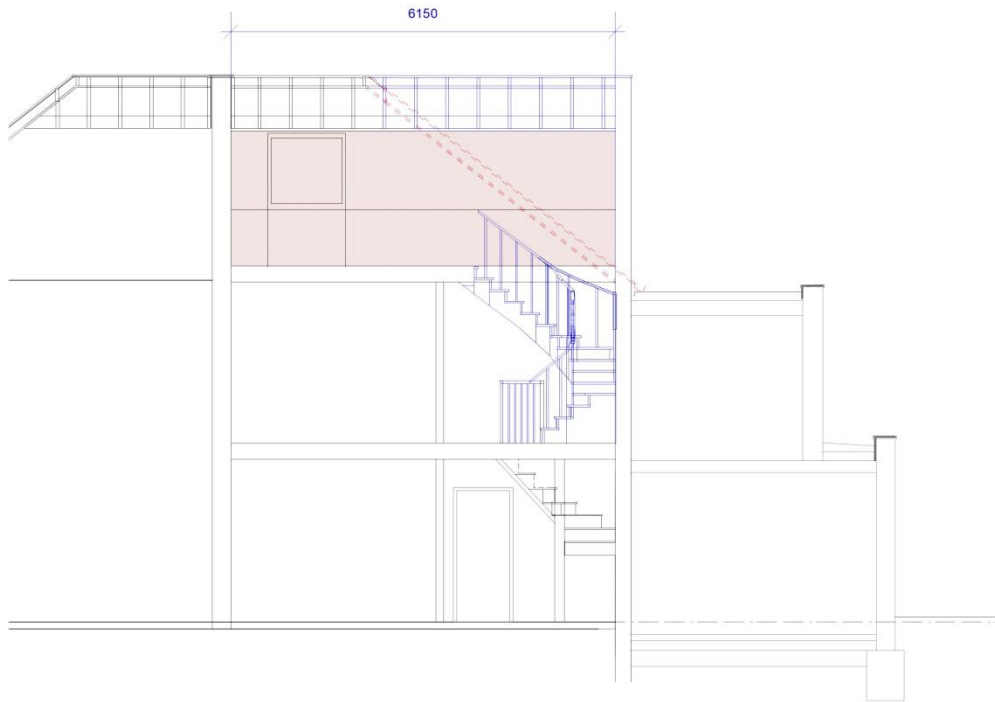
Length of roof = 6.15m

Volume = cross section area of 6.9m² x 6.15 = 42.4

Plus volume of new dormer 6.9m² x 0.98 = 6.8m³

Total volume = 49.2m³

PROPOSED SECTION AA



PROPOSED SECTION BB