

## Evidence to verify application for Certificate of Lawful Development at 182 Fordwych road, London NW2 3NX

This proposal is for a loft conversion including hipped top gable extension and dormer roof extension. The proposal complies with Permitted Development Guidance as set out in the Planning Portal Website:

- The original house is not a building containing flats
  - The original house has not had any stories added
  - The original house was always a residential dwelling.
  - The original house is not on Article 2 (3) designated land
  - The original house is not listed.
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- The house was not built as a 'new dwellinghouse' under permitted development rights
  - The Volume of enlargement does not exceed 50 cubic meters
  - The Materials are similar in appearance to the existing house
  - The extension does not exceed the height of the original roof
  - The extension does not sit on the principle elevation of the house
  - The proposal does not include verandas, balconies, raised platforms
  - The proposal does not include installation, alteration or replacement of any chimney, flue, or soil or vent pipe.
  - There are no side facing windows
  - The eave of the original roof is maintained
  - The proposed dormer is set back over 20cm from the from the original eaves
  - The proposed dormer roof enlargement does not overhang the outer face of the original house