

This statement is submitted to the London Borough of Richmond to accompany a Certificate of Lawful Development application for an extended loft at the above property address.

The proposal is for an enlarged loft over the rear outrigger of the terraced house.

Class B Conditions for Loft Conversion	Compliance approach
1: Loft conversions are NOT permitted development for houses on designated land.	The house is not in a conservation area, designated land, nor listed, nor is there an Article 4 directive.
2: To be permitted development any additional roof space created must not exceed these volume allowances: 40 cubic metres for terraced houses. 50 cubic metres for detached and semi-detached houses. Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.	Please see accompanying calculation sheet – the propose volume, including the existing previously extended loft is 33.32 M3, which is within the maximum permitted volume for a terraced house of 40 M3
3: An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.	The extension does not alter the front pitch
4: Materials to be similar in appearance to the existing house.	The loft extension will be clad in slate effect tiles to match those on the existing house
5: No part of the extension to be higher than the highest part of the existing roof.	The extension sits lower the ridge on the main roof.
6: Verandas, balconies or raised platforms are NOT permitted development.	No veranda, balcony or raised platform will be created.

<p>7. Any side-facing windows must be obscure- glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.</p>	<p>No side windows will be installed</p>
<p>8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane.</p>	<p>The extension will sit in at least 20cm from the original eaves as measured along the roof plane.</p>

Yours sincerely,

James Munro
 Director
 Granit

Appendix
 Photos of existing house