

Evidence statement in support of application for a Certificate of Lawful
Proposed Development

41 HERLWYN AVENUE
RUISLIP
HA4 6HE

Qualification as Class B Permitted Development:

- (a) Would any part of the proposed works exceed the height of the highest part of the existing roof- **No**.
- (b) Would any part of the proposed works extend beyond the plane of the existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway- **No**.
- (c) Does the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than 50 cubic metres-**No**.
- (d) Would it consist of or include construction or provision of a veranda or raised platform-**No** or the installation, alteration or replacement of a chimney, flue or soil and vent pipe-**Yes**. However the alteration to the existing chimneys would be considered Class G Permitted Development as they would not exceed the highest part of the roof by 1 metre or more and the property is not located on article 1(5) land.
- (e) Is the dwellinghouse on article 1(5) land-**No**.

Conditions:

- (a) Will the materials used in any exterior work be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse-**Yes**.
- (b) Will the eaves of the original roof be maintained or reinstated-**Yes**, will any part of the enlargement extend beyond the outside face of any external wall or the original dwellinghouse-**No**.
- (c) Will any window inserted on a wall or roof slope forming a side elevation of the dwelling house be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed-**Yes**.

Notwithstanding, A Certificate of Lawful Proposed Development was issued by London Borough of Hillingdon under reference 69639/APP/2013/3692 for a similar roof extension to the adjacent property, 43 Herlwyn Avenue.

Does the proposed development require a substantial demolition and rebuild of the roof-**No**.

The proposed dormer would require the rear hip end of the original roof to be removed in part but, as this only forms 43 percent of the original roof, it should not be considered substantial by definition as being 'large in amount, value or importance'.

By way of comparison; a hip to gable roof extension to a typical 3 bedroom semi-detached property and the construction of a box dormer in the rear roof slope, development that London Borough of Hillingdon routinely certifies as lawful, would require the existing hip end to be removed together with the majority of the rafters in what remains of the rear roof slope. In structural terms it is incorrect to assume that the existing rafters forming the hip end will somehow be retained and extended; the hip rafters would be removed and replaced with new full length rafters. A specific example of this would be reference 15948/APP/2023/3627 where the hip end formed 60 percent of the original roof and 75 percent of the remaining rafters forming the rear roof slope would need to be cut out to facilitate the construction of the box dormer.