



Loft Conversions

Types of Loft Conversions

Rear Dormer

Recommended for semi-detached and terrace properties.
Generally does not require planning permission.
Creates additional floor space and head height.
Cheapest, easiest, and most versatile.

Front Dormer

Generally recommended for detached properties or unique properties.
Requires planning permission as it changes the uniform of the street.
Can be finished in tile, slate, plastic, wood, or lead.
Pitched roof finishes are favoured by local authorities.

Side Dormer

Accommodates the legal required head height for the new staircase.
Majority constructed to the side elevation of a property.
Not feasible for terrace properties.
Can accommodate large window units for added light.

Gable End

Creates full head height and additional floor space.
Often used to accommodate the new staircase or a second room.
Can generally be constructed under permitted development regulations.
Works alongside a rear dormer to maximize space.

Hipped Gable End

Same format as the gable end conversions.
A more sympathetic addition to properties than full gable ends.
Favoured over full gable ends when planning permission is required.
Can be finished in tile, slate, lead, wood, or plastic.

Velux

Cheapest and easiest method of converting unusable loft space.
Roofline remains unaltered.
Planning permission not required unless in a conservation area.
Creates added light and airflow into the loft.

Building & Fire Regulations

The purpose of building regulations is to ensure that any construction meets national standards. Loft conversions require full plans and structural calculations, which will be reviewed by the local authority building control department. All properties must comply with rigorous fire regulations when building an additional storey. A loft conversion must be 0.5-hour fire resistant from the rest of the house, so a fire-check lobby at the head or bottom of the stairs is mandatory. Since April 2007, Velux conversions no longer require a fire escape, but all habitable room doors must be replaced with fire doors.

Surveying & Evaluating

The local authority building surveyor will inspect the work to ensure compliance. After final inspection, your Local Authority will issue a completion certificate, which you should keep with other relevant documentation. London Elite Trades uses higher-grade materials to exceed the minimum standards required by building and fire regulations. We include all local authority fees in our initial quote, and handle all communications with the council on your behalf.

Begin Project

Local councils are governed by specific rules and regulations that affect the type of conversion and outcome of your build. Securing the correct planning permission is essential, as non-compliance may result in an illegal construction and a reversal order. London Elite Trades has extensive knowledge of the planning process and can assist you throughout. We handle all the submissions to the council, ensuring compliance and relieving you of any confusion.

Planning Permission

Official regulations affect the type of conversions available based on the type of house and location. However, many properties do not require planning permission for a loft conversion due to permitted development rights. Planning permission typically takes 8-10 weeks for approval. The process includes posting the proposed details in the local paper and notifying neighbors. If planning permission is refused, you can appeal to the Department of Environment, although appeals can be costly and time-consuming. With our experienced architects, we can avoid refusals and appeals, ensuring a smooth process.

Permitted Development

Permitted development applies to most properties, except:

- ❖ • Flats
- ❖ • Dwellings in a conservation area
- ❖ • Buildings at a junction of two public highways

Detached and semi-detached properties have 70 cubic meters of development rights, while terrace houses have 50 cubic meters. Existing extensions, conservatories, and garages within 5 meters of the property count toward this allowance. These rights provide the widest range of design options for your loft conversion.



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