

LDC Report	22/12/2023
Officer	Application Number
Miriam Baptist	2023/3383/P
Application Address	Recommendation
Flat 6 11 Tavistock Place London WC1H 9SH	Grant
Conservation Area	Article 4
Bloomsbury	Basements
Proposal	
Replacement of single glazing with double glazing in existing sash timber frames.	
Recommendation:	Grant Lawful Development Certificate
<p>1.0 Introduction</p> <p>1.1 The property is a 5-storey red brick building located on the northern side of Tavistock Place directly opposite the junction with Herbrand Street. The flat concerned is No 6 which is located on the second floor. This application pertains to all windows at the front, side and rear elevations serving flat 6 on the second floor, apart from the window serving the shower room.</p> <p>1.2 The property is not listed but is a positive contributor within the Bloomsbury Conservation Area and is neighbours with Mary Ward Centre (Grade II) and Mary Ward Hall (Grade I).</p> <p>1.3 The application seeks to retain the existing timber sash window frames but to replace the single glazing with double glazing. It is employing a company who specialise in this.</p> <p>2.0 Applicant's Evidence</p> <p>2.1 The applicant has submitted the following information in support of the application:</p> <p>Site Location and Proposed Block Plan 2307-06-001, Existing Floor Plan With Images 2307-06-001, Quotation for the work by London Sash Window Repairs, photographs of existing windows: Twin bedroom, Main bedroom left, main bedroom right, bathroom window, shower room casement window, kitchen first view, kitchen second view, sitting room right, sitting room centre, sitting room left.</p> <p>3.0 Assessment</p> <p>3.1 Development is defined by section 55 of the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operations, in, on, or under land or the making of any material change in the use of any buildings or other land'.</p>	

For the purposes of this Act “building operations” includes—

- a) demolition of buildings;
- b) rebuilding;
- c) structural alterations of or additions to buildings; and
- d) other operations normally undertaken by a person carrying on business as a builder.

The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

a) the carrying out for the maintenance, improvement or other alteration of any building of works which—

- (i) affect only the interior of the building, or
- (ii) do not materially affect the external appearance of the building.

3.2 Notwithstanding that the proposal involves the installation of double glazing to replace single glazing within the (retained) existing window frames. The windows will be like-for-like as the existing frames are being retained and reused. In light of this, the applicant has provided sufficient evidence to demonstrate that the proposed windows would match the existing in terms of type, glazing pattern, proportions (including the shape, size and placement of glazing bars), materials and finishes, detailing and the overall size of the window openings.

3.3 The proposal would therefore not materially change the external appearance of the building and is not considered to fall within the ‘meaning of development’ requiring planning permission as defined by the Town and Country Planning Act 1990.

3.4 It is therefore considered that the application proposal is lawful and it is recommended that a certificate of lawfulness be granted.

4.0 Recommendation: Grant certificate of lawfulness