

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2024/4984/P
<b>Officer</b>		<b>Expiry date</b>	
Tony Young		07/01/2025	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
Flat B 114 Camden Street London NW1 0HY			
<b>Conservation Area</b>		<b>Article 4</b>	
No		Basements	
<b>Proposal</b>			
Alterations at 1st and 2nd floor levels at front and rear, involving the replacement of single glazed timber frame windows with like-for-like double glazed units.			
<b>Recommendation:</b>		<b>Issue Certificate</b>	
<b>1.0 Introduction</b>			
<p>1.1 The application site comprises a 3-storey (with basement) mid-terraced residential property divided into two flats, located on the eastern side of Camden Street. The property is not located in a conservation area; however, it is identified on the Council's local list as part of a 19<sup>th</sup> Century terrace which has architectural and townscape significance (nos. 94-132 (even)).</p> <p>1.2 The application seeks confirmation that the proposed replacement of single glazed timber frame windows with like-for-like double glazed units does not constitute development and is lawful such that planning permission would not be required.</p>			
<b>2.0 Applicant's Evidence</b>			
2.1 Site location plan; (TP/669-)01 to 07 (inclusive); Proposed window details document (pages 1 to 3).			
<b>3.0 Assessment</b>			
<p>3.1 Development is defined by section 55 of the 1990 Town and Country Planning Act (referred to as 'the Act') as <i>'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'</i>.</p> <p>For the purposes of this Act "building operations" includes—</p> <ul style="list-style-type: none"> <li>a) demolition of buildings;</li> <li>b) rebuilding;</li> <li>c) structural alterations of or additions to buildings; and</li> <li>d) other operations normally undertaken by a person carrying on business as a builder.</li> </ul> <p>The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—</p> <ul style="list-style-type: none"> <li>a) the carrying out for the maintenance, improvement or other alteration of any building of works which— <ul style="list-style-type: none"> <li>(i) affect only the interior of the building, or</li> </ul> </li> </ul>			

(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, the applicant has provided sufficient evidence to demonstrate that the proposed replacement windows would match the existing in terms of their type, glazing pattern, frame size, proportions (including the shape, size and placement of integral glazing bars), opening methods, materials and finishes, detailing and the overall size of window openings.

3.3 As such, the proposal would 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 Act.

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