

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2013/6670/P
<b>Officer</b>		<b>Expiry date</b>	
David Peres Da Costa		24/12/2013	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
First Floor Flat 8 Elsworthy Terrace London NW3 3DR			
<b>Conservation Area</b>		<b>Article 4</b>	
Elsworthy Conservation Area		No	
<b>Proposal</b>			
Replacement double glazed windows to front, side and rear elevation of first floor flat.			
<b>Recommendation:</b>		Grant lawful development certificate	

Development is defined by s55 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'.

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.

The proposed development is for exact like for like replacement timber framed sash windows to the front, rear and side elevation of the first floor flat. Whilst the single glazed sash windows would be replaced with double-glazed sash windows, in all other respects the windows would be identical.

It is considered the proposed replacement windows involve an alteration which does not materially affect the external appearance of the building and therefore falls outside the scope of development as defined above.

**Recommendation:** Grant lawful development certificate

