

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2012/4728/P
<b>Officer</b>		<b>Expiry date</b>	
Hilary Cuddy		01/01/2013	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
1a St Martins House Polygon Road London NW1 1QB			
<b>Conservation Area</b>		<b>Article 4</b>	
<b>Proposal</b>			
Replacement of 16 existing metal windows with like-for-like high insulation windows to office (Class B1).			
<b>Recommendation:</b>		Approve Certificate of Lawfulness	

## Site Description

The application site relates to a 4-storey block office block on the junction of Polygon Road and Eversholt Street. The site is not listed and does not form part of any conservation area.

## Relevant Planning History

No planning history for application site.

## Proposal

A certificate of lawful development is sought for the replacement of 16 existing metal windows with double glazed, aluminium windows to the office for improved thermal and sound insulative properties. The style and glazing design of the windows will remain the same.

## Assessment

Section 55 (part iii) of the Town and Country Planning Act 1990 states that ‘*“development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.*

*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 replacement of the windows from steel framed single glazed windows to double glazed aluminum is not considered development as the style and design of the windows and the casements would be replaced like-for-like. The replacement of the windows is therefore not considered development as it does not 'materially affect the external appearance of the building'.

**Recommendation:** Grant Lawful Development Certificate.

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