

<b>LDC Report</b>		08/12/2011
<b>Officer</b>		<b>Application Number</b>
Connie Petrou		2011/4261/P
<b>Application Address</b>		<b>Drawing Numbers</b>
112 Croftdown Road London NW5 1HA		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Replacement of existing single glazed windows with double glazed windows to the front and rear elevations to residential ground floor flat (Class C3).		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<b>Site details</b>  <p>The application relates to a two storey block of flats located on the north east side of Croftdown Road. The works relate to the ground floor flat. The property is not listed but is located in the Dartmouth Park Conservation Area.</p> <b>Proposal assessment</b> <p>The proposed new windows would match the existing in design, colour and material. The opening details of the new windows would also be as existing. The only difference would be that the new windows would feature double glazing instead of single glazing. Although the depth of the frame will have to increase to accommodate the double glazing, the proposed section shows how the windows will be fitted so that the increment is taken into the internal space so as not to alter the external appearance of the windows or the brickwork. Such works are not considered to materially affect the external appearance of the building. The proposal is therefore a like for like replacement and as such, the proposed works do not fall under the meaning of development requiring planning permission as defined by the Town and Country Planning Act 1990.</p> <b>Recommendation:</b> Grant certificate.		

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