

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2016/0449/P
<b>Officer</b>		<b>Expiry date</b>	
Tony Young		07/10/2016	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
23 Prince Albert Road London NW1 7ST			
<b>Conservation Area</b>		<b>Article 4</b>	
Primrose Hill		Yes	
<b>Proposal</b>			
Replacement of existing single glazed aluminium windows & doors on all elevations with like-for-like double glazed windows & doors.			
<b>Recommendation</b>		Grant Certificate of Lawful Development	
<b>Assessment</b>			
<p>The site comprises an 8-storey 1960's red brick building located on the north side of Prince Albert Road. The building is sub-divided into residential flats. It lies within the Primrose Hill Conservation Area and is identified as a building that makes a negative contribution to the conservation area (Primrose Hill conservation area statement, adopted 2000). The property is also covered by an Article 4 Direction which removes certain classes of development.</p> <p>With regard to external alterations, Section 55 (2) of the Town and Country Planning Act 1990, 'Meaning of "development" and "new development"', states that alterations that 'do not materially affect the external appearance of the building' do not constitute development.</p> <p>The proposal is to replace existing single glazed aluminium windows &amp; doors on all elevations with like-for-like double glazed windows &amp; doors. All replacement windows and doors on the east, west and south elevations, as well as, the majority of windows and doors on the north elevation will match the originals in terms of type, glazing pattern, proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.</p> <p>The exception being 6 windows and a door on the north (rear) elevation which form the communal stairwell. These will also match the existing windows and door that they replace in all regards except that they will now be fixed shut and have an aluminium spandrel panel fitted inside part of the glazing for safety purposes. The colour of the spandrel panel will be identical to the colour of the existing aluminium frame.</p> <p>While the proposed alterations to replace windows and doors are external changes, it is considered that the alterations would not materially affect the external appearance of the building, and as such, do not constitute development and for which planning permission is not required as defined by the Town and Country Planning Act 1990.</p>			

**Recommendation:** Grant Certificate of Lawfulness