

## Statement For Application For certificate of Lawfulness for Replacement Windows

**Flat 2 Langland Mansions 228 Finchley Rd London NW3 6QA  
27th July 2017**

Further to extensive correspondence and conversations in recent months with Laura Hazelton from Camden's planning department, we now submit this application For a Certificate of Lawful Development for the Replacement of the existing windows at the above address.

As discussed in detail with Laura, this ground floor property has recently been purchased and the new family living there have discovered that the existing mock sash tilt and turn PVC-U windows which we believe have been there for at least 15 years, are extremely heavy and difficult to operate and open as a result the mechanisms failing. When used the windows will often not lock properly so this is a serious safety issue too and as a result the windows are not fit for purpose. You will see from the photos submitted as part of this application that the windows were obviously installed to mimic the original timber sash windows that appear to still be present on the upper floors.

The new owners are now proposing to replace the existing PVC-U tilt and turn mock sash windows with a very high quality PVC-U sash window to match the windows that are currently there.

Given that the windows have been in place for at least 15 years Laura has advised that new replacement PVC-U windows with glazing bars the same size and in the same position so that the windows would look exactly the same would be acceptable and not require planning permission. Hence to provide some comfort before installation we are now submitting for this application for Permitted Development.

(Please note that the previous owners were in the flat from 4 June 2009. They replied to solicitor enquiries from the new current owners that they had not replaced any windows. Several contractors who have seen the windows have estimated that age of the UPVC window due to type and construction etc to be about 15-20 years. Substantial internal work was done to the flat in 2000 so it is assumed that the windows may date from then.)

<b>Notes</b>	This drawing is copyright. All dimensions to be checked on site and any discrepancy, error or omission reported to the architect.		
<b>Project</b>	<b>2 Langland Mansions, NW3 6QA</b>		
<b>Client</b>	<b>Lynda &amp; Steven Loble</b>		
<b>Date</b>	<b>27.07.17</b>	<b>Scale</b>	<b>1:20 at A3</b>
<b>Drawing Title</b>	STATEMENT		
<b>Drawing Status</b>	App for Certificate of Lawful Development	<b>Drawing No.</b>	<b>LM 007</b>