

<b>LDC Report</b>		01/04/2020
<b>Officer</b>		<b>Application Number</b>
Obote Hope		2020/0278/P
<b>Application Address</b>		<b>Drawing Numbers</b>
Flat Ground And 1st Floor 13 Elsworthy Terrace London NW3 3DR		Refer to draft decision notice.
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Replacement of windows at ground and first floor level on front elevation and rear French doors with double glazed like for like replacements.		
<b>Recommendation:</b> Issue Certificate		
<b>Assessment</b>		
<p>The application site is located on the west side of Elsworthy Terrace to the north of Elsworthy Road and the host building is divided into 4 flats. The property is not listed but falls within the Elsworthy Road Conservation Area and the host building is identified as making a positive contribution to the character of the area.</p> <p>This application relates to the maisonette on the ground and first floors. The proposal involves the replacement of all existing single glazed timber framed windows and their replacement with matching timber framed double glazed windows.</p> <p>S.57 (1) of the Town and Country Planning Act states that '<i>planning permission is required for the carrying out of any development of land</i>'. The term '<i>development</i>' is central to the power of local planning authorities to control the use and development of land. S.55 (1) of the Town and Country Planning Act states that development '<i>means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or land</i>'. S.55 (2) specifies a number of operations and uses which are to be taken to either involve the development of land or not to involve the development of land. The operation referred to in paragraph (a) of S55(2) states:</p> <p>The carrying out for the maintenance, improvement or other alteration of any building or works which:</p> <ul style="list-style-type: none"> <li>i) affect only the interior of the building; or</li> <li>ii) do not materially affect the external appearance of the building.</li> </ul> <p>In this case the proposed replacement windows are the same size and proportions as the existing windows. In terms of their detailed design, the extent of glazing and subdivision is identical. The existing and proposed openings are of similar materials and the timber framed would be retained.</p> <p><b>Recommendation:</b> Issue certificate.</p>		