

COVER NOTE

RE: 15-17 Macklin Street, London, WC2B 5NG

1. This Cover Note supports an application for a Certificate of Proposed Development which seeks confirmation that the replacement of existing windows on a 'like-for-like' basis at 15-17 Macklin Street, London, WC2B 5NG does not constitute 'development' for which planning permission is required.
2. The justification for the application is based on Section 55(2) of the Town and Country Planning Act 1990 which confirms that 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,
3. The proposed works comprise the replacement of windows on a 'like-for-like' basis (in terms of style, colour, and material) and therefore, there will be no material affect on the external appearance of the building. The windows in question are annotated on the existing and proposed elevations with the details of the existing and proposed replacement windows confirmed in the submitted window detail drawings.
4. The objective of the work is to remove current windows and replace them as they are fixed in place and cannot be opened. The lack of natural ventilation is a deficiency that needs addressing particularly given the current requirements to mitigate the impacts of the current COVID-19 pandemic where natural ventilation has been a proven pre-requisite for combatting the spread of the disease.
5. The application comprises:
 - a. This Cover Note
 - b. Drawings:
 - i. 665-1.001-A REV A: Front Elevation – Existing
 - ii. 665-1.102-A REV A: Front Elevation – Proposed
 - iii. 665-3.001-A REV A: No 15 Window Detail – Existing
 - iv. 665-3.002-A REV A: No 17 Window Detail – Existing

v. 665-3.101-A REV A: No 15 Window Detail – Proposed

vi. 665-3.102-A REV A: No 17 Window Detail – Proposed.

c. Site Location Plan

d. Application Fee.

6. If further information or clarification is required on any aspect of these proposals, please contact the undersigned.

Alan Gunne-Jones MRTPI

Managing Director

04 January 2021

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