

LDC (Proposed) Report		Application number	2022/3163/P
Officer		Expiry date	
Edward Hodgson		20/09/2022	
Application Address		Authorised Officer Signature	
Flat 95 Bedford Court Mansions Bedford Avenue London Camden WC1B 3AE			
Conservation Area		Article 4	
Bloomsbury		Article 4 Direction (basements)	
Proposal			
Replacement of existing single glazed windows on rear and side elevations with retro-fitted matching double glazed windows.			
Recommendation:		Issue Certificate	

1.0 Introduction

- 1.1** The application property is within Bedford Court Mansions, a Victorian residential mansion block that was constructed in red brick with white timber windows.
- 1.2** Bedford Court Mansions is not listed but sits within the Bloomsbury Conservation Area. The building is identified as making a positive contribution to the special character and appearance within the conservation area (*Bloomsbury Conservation Area Appraisal and Management Strategy* 2011).
- 1.3** The application seeks confirmation that the proposed replacement of rear and side facing single glazed windows with double glazed windows retrofitted with matching sash frames does not constitute development and is lawful such that planning permission would not be required.

2.0 Applicant's Evidence

- 2.1** Site Location Plan, Drawings: 25.95BCM.02_CL, 25.95BCM.01_CL

3.0 Assessment

- 3.1** Development is defined by section 55 of the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operations, in, on, or under land or the making of any material change in the use of any buildings or other land'.

For the purposes of this Act "building operations" includes—

- a) demolition of buildings;
- b) rebuilding;
- c) structural alterations of or additions to buildings; and

d) other operations normally undertaken by a person carrying on business as a builder.

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.

3.2 Notwithstanding that the proposal involves the installation of double glazing to replace single glazing, the applicant has provided sufficient evidence to demonstrate that the proposed replacement windows would match the existing in terms of type, glazing pattern, proportions (including the shape, size and placement of glazing bars), opening methods, materials and finishes, detailing and the overall size of the window openings.

3.3 The proposal would therefore not materially change the external appearance of the building and is not considered to fall within the 'meaning of development' requiring planning permission as defined by the Town and Country Planning Act 1990.

3.4 It is therefore considered that the application proposal is lawful and it is recommended that a certificate of lawfulness be granted.

4.0 RECOMMENDATION: Grant certificate of lawfulness