

LDC Report		07/10/2022	
Officer		Application Number	
Miriam Baptist		2021/2643/P	
Application Address		Recommendation	
St Andrews House, Flat 3 252 Gray's Inn Road London Camden WC1X 8JT		Grant	
Conservation Area		Article 4	
Bloomsbury		Basements	
Proposal			
Replacement of 8 single glazed, aluminium framed windows at second floor and loft level on the front and rear elevations with double glazed windows. Windows are to be replaced like-for-like apart from two windows which would have bottom opening panes rather than fixed as existing.			
Recommendation:		Grant Lawful Development Certificate	
<p>1.0 Introduction</p> <p>1.1 The application site is a second and mansard level apartment constructed in brick, considered a mix of post-modern and Georgian pastiche.</p> <p>1.2 The host building is not listed and sits within the Bloomsbury Conservation Area. Although the building is not identified as making a positive contribution to the conservation area, it stands between Sphinx House (no 252b) and no 252a Gray's Inn Road, both of which are identified in the Bloomsbury Conservation Area Appraisal and Management Strategy as positive contributors to the character and appearance of the conservation area. On the opposite side of the road stands Grade II listed building, 165 Gray's Inn Road.</p> <p>1.3 The application seeks confirmation that the proposed replacement of 8 single glazed, aluminium framed windows at second floor and loft level on the front and rear elevations with double glazed windows. Windows are to be replaced like-for-like apart from two windows which would have bottom opening panes rather than fixed as existing.</p> <p>2.0 Applicant's Evidence</p> <p>2.1 The applicant has submitted the following information in support of the application: 4D-181-E-00, 4D-181-E-01, 4D-181-E-03, 4D-181-E-02, External view.</p> <p>3.0 Assessment</p> <p>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</p>			

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), materials and finishes, detailing and the overall size of the window openings. Windows will be replaced like-for-like apart from two windows which would have bottom opening panes rather than fixed as existing.

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