HUNTINGDONSHIRE DISTRICT COUNCIL

25/00101/CLPD

OFFICER REPORT

Case No: **25/00101/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Replace like for like 3 X ground floor and 4 first floor windows.**

Location: **21 Mill Lane Alwalton Peterborough**

Applicant: **Liam Burns**

Grid Ref: **513126 296145**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a two-storey semi-detached dwellinghouse in Alwalton.

A Certificate of Lawfulness is sought to replace like for like x3 ground floor and 4 first floor windows.

Section 192 deals with Certificate of lawfulness of proposed development to ascertain whether (b) any operations proposed to be carried out in, on, over or under land, would be lawful.

RELEVANT PLANNING HISTORY

None relevant.

PLANNING ASSESSMENT

The starting point of assessment is whether the proposed replacement of windows on a like-for-like basis constitutes development within the meaning of development set out in Section 55 of the Town and Country Planning Act 1990 (as amended).

Paragraph (2) states: 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,

As set out in the submitted application form and as shown on the submitted plans, the current windows are white uPVC with Georgian inserts and are to be replaced with the windows of the same size, material and design. It is considered that the like-for-like replacement of windows would not materially affect the external appearance of the building. The proposal would not therefore constitute development and planning permission is not required.

Conclusion
The proposed like for like replacement of 3x ground floor and 4 first floor windows on the Front and Rear Elevation Plan would not materially affect the external appearance of the building and

therefore would not constitute development within the meaning of development set out in Section 55 of the Town and Country Planning Act 1990 (as amended). An application for planning permission is not required.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**