

Delegated Application Report

Address: 47 Queens Wharf, Queens Road

Application No: 211371/CLP

Proposal: Certificate of Lawfulness for proposed removal/replacement of spandrel/window panels (like for like) and removal/replacement of timber to balustrade screens

Case Officer: Connie Davis

Target Date: 15/10/21

Introduction and Proposal

The application site is a 6 storey residential apartment block located on the northern side of Queens Road. The entrance to the block is located on Kennet Side. The block has high level cladding with render and window panel surrounds over the remaining facades. Apartments have balconies with wooden decking.

Plans Submitted

0100 - Existing Elevation 1
0101 - Existing Elevation 2
0102 - Existing Elevation 3
0103 - Existing Elevation 4
0104 - Existing Elevation 5
0105 - Existing Elevation 6

Received 25th August 2021

Photographs
1:1250 Location Plan
Application Form

Received 20th August 2021

Material details:

Timber balustrade screens: **Shera, Chestnut Brown**

Replacement spandrel/window panels: **RAL7046 with fabrock insulation and aluminium finish**

Relevant Planning History

210776/CLP - Certificate of Lawfulness for proposed replacement of high level cladding, render and replacement of wooden balconies (amended) - Permitted Development

210777/CLP - Certificate of Lawfulness for proposed replacement of cladding and wooden balconies - Application Withdrawn

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning Act (1990)

Assessment

The applicant is wanting to establish if the change of spandrel/ window panels and balustrade screens would qualify as Permitted Development (ie. not requiring planning permission).

Section 55(1) of the Town and Country Planning Act (1990) provides the definition of development for which planning permission is required.

Section 55(2) describes what does not constitute as ‘development’ under the Act, and therefore planning permission is not required:

(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,

Therefore, in order to qualify as permitted Development, replacement materials must be similar that they do not materially affect the external appearance of the building.

It is confirmed that the proposed materials would not materially affect the external appearance of the building. They would all be of similar colour and finish, bearing in mind the existing materials on site are weathered.

Recommendation

The proposal has been assessed against Section 55 of the Town and Country Planning Act (1990) it can be confirmed that the proposed operations including replacement of spandrel/window panels and replacement of timber to balustrade screens would be lawful for planning purposes on the basis of the following drawings/ materials:

Drawing:

- 0100 - Existing Elevation 1
- 0101 - Existing Elevation 2
- 0102 - Existing Elevation 3
- 0103 - Existing Elevation 4
- 0104 - Existing Elevation 5
- 0105 - Existing Elevation 6

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1:1250 Location Plan

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Material details

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Replacement spandrel/window panels: **RAL7046 with fabrock insulation and aluminium finish**

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the replacement of spandrel/window panels and replacement of timber to balustrade screens as these would not require planning permission in line with Section 55(2) of the Town and Country Planning Act (1990)

Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposal.

1:1250 Location Plan (Not to scale)

