

DELEGATED REPORT

APPLICATION FOR CERTIFICATE OF LAWFULNESS

CLP Application No: 22/00448/CLP

Date Application Valid: 6th May 2022

Proposal	Removal of Mullion to fit Single Panel Window (In Retrospect)	
Address	18 Queensbank Avenue Mount Ellen Gartcosh North Lanarkshire G69 8BP	Case Officer: Alex Reid
Local Plan Policies	As this application is for a Certificate of Lawfulness, there is no requirement for it to be assessed against the Development Plan. The application will only be assessed on an evidential and legal basis.	
Planning History	<ul style="list-style-type: none"><li>22/00448/CLP Removal of Mullion to fit Single Panel Window (In Retrospect)</li></ul>	
List of Drawings Provided		

**Report**

The development proposes the removal of a horizontal mullion and fitted with a single panel window, in retrospect. The new window's material consists of uPVC glazing, to match the existing dwellinghouse. There are no restrictions on permitted developments rights on the site.

The Removal of Mullion to fit Single Panel Window (In Retrospect) can be shown to comply with the provisions of the Town and Country Planning (General Permitted Development) (Scotland) 1992 Order (as amended) under Class 2B as follows:

- It would not protrude more than 1m from the outer surface of the external wall, roof plane, roof ridge or chimney of the dwellinghouse.
- The proposal does not include a wind turbine.
- The proposal does not include a balcony.
- The proposal would not result in a raised platform or terrace.
- The site is not within a conversation area.

There are no constraints with pertinence to this site.

Date **6th May 2022**

**Reasoned Justification**

According to the dimensions set out in the drawing provided, it is considered that proposed development of the single panel window does not require planning permission and can be regarded as permitted development under Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) 1992 Order, as amended. The proposal is, therefore, considered to be lawful.