



Studio Charrette

CERTIFICATE OF LAWFULNESS STATEMENT

Date:	November 2023
Project Location:	146 Rosendale Road Lambeth SE21 8LG 
Planning Authority:	London Borough of Lambeth
Development Proposals:	Replacement of existing timber sash windows with new timber sash windows (double glazed)

Application:	Certificate of Lawfulness for proposed works
Planning History includes:	18/01534/LDCP - Certificate of Lawfulness (Proposed) for single storey rear extension- refused 01/06/2018 18/03645/FUL - Erection of single storey ground floor rear extension - granted 16/10/2018
Constraints (if any):	Rosendale Road Conservation Area
Planning Assessment:	<p>Under the Town and Country Planning Act planning permission is needed for 'development' and 'development' is defined as the carrying out of building or other operations which materially affect the external appearance of a building, or land (or the making of a material change of use of buildings or land).</p> <p>The replacement of the existing timber sash windows with new timber sash windows (albeit double glazed) would not result in a material change in the external appearance of the building and would not therefore constitute development for which planning permission is needed.</p> <p>A Certificate of Lawfulness for the proposed works should therefore be issued.</p>



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At Studio Charrette our expert planning consultants can help you with every phase of your project from start to finish including but not limited to:

✓ Planning permission ✓ Architectural design ✓ Building regulations ✓ Construction



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