

Supporting Statement

Application for a Lawful Development Certificate for Existing Operational Development

Property: 30A Weston Park, London, N8 9TJ

Applicant: Robert Handley

1. Introduction

This statement is submitted in support of an application for a Lawful Development Certificate for existing operational development at 30A Weston Park, London, N8 9TJ.

The application relates to two completed items of external work:

1. the replacement of one side return elevation uPVC window with a timber sliding sash window; and
2. the replacement of the front entrance door with a timber door.

The property is located within a conservation area. The building is not listed.

The purpose of this application is to confirm that the above works are now lawful by passage of time. The application is not submitted as a retrospective planning application.

2. Description of the Development

The existing operational development for which a certificate is sought is:

Replacement of one side return elevation uPVC double glazed window with fixed pane and opening fan light with a double glazed timber sliding sash window, substantially completed in 2019, and replacement of the 6 panel with glass 4 panel half moon front entrance door with a 4 panel timber door with 2 glazed panels, substantially completed in 2020.

The works were carried out to make the window and door more consistent with the traditional appearance of the building and with other windows in the flat/building and surrounding conservation area.

3. Relevant Background

The previous window was a uPVC window. It was replaced with a timber sliding sash window in 2019.

The previous front entrance door was replaced with a timber door in 2020.

Building Control approval/completion documentation was obtained in respect of the works. Copies of the relevant Building Control completion certificate/documentation are submitted with this application.

The window and door have remained in place since their installation and substantial completion.

4. Evidence Submitted

The following evidence is submitted with this application:

1. Building Control completion certificate/documentation confirming the relevant dates of the works.
2. Before photographs showing the former uPVC window and former front entrance door (Taken in 2016)

3. Current/after photographs showing the timber sliding sash window and timber front entrance door now in place (Taken in 2026).
4. Applicant's signed statement confirming the dates of installation, completion and continued existence of the works.

The before-and-after photographs identify the operational development for which the certificate is sought. The Building Control documentation and supporting evidence demonstrate that the works were substantially completed in 2019 and 2020 respectively.

5. Lawfulness by Passage of Time

The works comprise operational development. The replacement window was substantially completed in 2019 and the replacement door was substantially completed in 2020.

More than four years have elapsed since the substantial completion of both elements of the operational development. The works have remained in place continuously since completion.

On that basis, the development is immune from planning enforcement action and is lawful by passage of time.

6. Conclusion

For the reasons set out above, the applicant respectfully requests that the Council issue a Lawful Development Certificate confirming that the existing operational development described in this application is lawful.

The certificate should confirm the lawfulness of:

Replacement of one side return elevation uPVC double glazed window with fixed pane and opening fan light with a double glazed timber sliding sash window, substantially completed in 2019, and replacement of the 6 panel with glass 4 panel half moon front entrance door with a 4 panel timber door with 2 glazed panels, substantially completed in 2020.

Name: Robert Handley

Date: 05/06/2026