

Lawful Development Certificate - Proposed Like-for-Like Replacement Windows

101 B Talbot Road, Highgate, N6 4QX

Applicant statement, window schedule and photo schedule
Date: 19 July 2026

1. Application summary

Application type	Lawful Development Certificate for a Proposed Use or Development.
Application site	101 B Talbot Road, Highgate, N6 4QX.
Applicant	Fiona Gibson.
Existing use	Self-contained residential flat, Use Class C3. No change of use is proposed.
Works proposed	Like-for-like replacement of three existing end-of-life timber double-glazed windows serving the kitchen, lounge and bedroom.
Elevation	Talbot Road-facing first-floor elevation. The windows overlook a small courtyard associated with the unconnected ground-floor flat behind the boundary fence; the fence backs immediately onto the public pavement of Talbot Road. These are the only windows serving 101 B Talbot Road.
Core point	The replacement windows will be white prepainted timber double-glazed casement windows, installed within the same existing structural openings, matching the existing windows in external appearance.

2. Address and quotation clarification

The Edgware Glazing quotation dated 10 June 2026 is addressed to Fiona Gibson at 101 Talbot Road. That is the applicant's home and correspondence address. This LDC application relates to the separate upstairs flat also owned by the applicant, 101 B Talbot Road, Highgate, N6 4QX.

The quotation and the accompanying technical timber specification relate to the three proposed replacement windows for 101 B Talbot Road / Flat B upstairs: kitchen, lounge and bedroom. The application should therefore be read as relating to 101 B Talbot Road / Flat B upstairs only.

3. Existing windows and proposed replacement

The existing windows are white-painted timber double-glazed casement windows on the Talbot Road-facing first-floor elevation. They have reached the end of their serviceable life and are proposed to be replaced.

The proposed works are limited to the removal of the three existing windows and their replacement with white prepainted timber double-glazed casement windows in the same openings. No new openings, enlargement of openings, change to the number of windows, structural alteration, alteration to the surrounding render/wall, balcony, platform, extension or change of use is proposed.

The replacement windows are intended to match the existing windows in all planning-relevant external respects, including material, colour, window arrangement, proportions, glazing layout, opening pattern, casement style, cill/reveal relationship, external frame appearance and overall external appearance.

The installer specification confirms timber casement windows using redwood timber, painted RAL 9016 Traffic White, with white weatherstrip, white silicone, white handles, white trickle vents/external grills located at the frame head, redwood cills finished RAL 9016 Traffic White, and clear double-glazed low-E argon units. Any visible trickle vents/external grills will be white and positioned at the frame head to minimise visual impact.

4. Grounds for the Lawful Development Certificate

The applicant requests confirmation under section 192 of the Town and Country Planning Act 1990 that the proposed works would be lawful if carried out as described.

The certificate should be granted because the proposed works are like-for-like replacement of three existing end-of-life timber windows and will not materially alter the external appearance of the building. The proposed windows will be timber, white painted/prepainted, double glazed, casement-style and installed within the same existing structural openings, matching the existing external arrangement and appearance shown in the submitted photographs, window schedule, quotation and technical specification.

The proposal does not involve any new or enlarged openings, external extension, roof alteration, balcony, platform, change of use, or other works. The flat will remain in residential use, Use Class C3.

5. Window schedule

Ref / room	Existing window shown in photographs	Proposed window per quotation/specification	Planning-relevant match	Notes
W1 / Kitchen	Left-hand first-floor window when viewed from outside; white-painted timber double-glazed casement arrangement with two vertically stacked panes.	White prepainted timber double-glazed casement window, 585mm wide x 1010mm high.	Timber, white finish, casement style, existing opening, same broad arrangement and appearance.	Quotation item 1; technical specification W1.
W2 / Lounge	Central first-floor window when viewed from outside; white-painted timber double-glazed casement arrangement with side casements and smaller central/top element.	White prepainted timber double-glazed casement window, 1795mm wide x 1200mm high.	Timber, white finish, casement style, existing opening, same broad arrangement and appearance.	Quotation item 2; technical specification W2.
W3 / Bedroom	Right-hand first-floor window when viewed from outside; white-painted timber double-glazed casement arrangement with smaller left-hand opening section and larger right-hand pane.	White prepainted timber double-glazed casement window, 1745mm wide x 1190mm high.	Timber, white finish, casement style, existing opening, same broad arrangement and appearance.	Quotation item 3; technical specification W3.

6. Photographs and date declaration

The photographs below were taken on 19 July 2026. They show the existing windows and the Talbot Road-facing elevation of 101 B Talbot Road. The applicant confirms that the photographs are current and were taken within 21 days of this submission.

The photographs are submitted to evidence the existing condition, the public-facing elevation context, and the existing white-painted timber casement window arrangements to be replaced like-for-like.

Photo 1: Context view of the Talbot Road-facing elevation showing the three first-floor 101 B Talbot Road windows, boundary fence, public pavement frontage and address signage. Taken 19 July 2026.



Photo 2: Existing kitchen window, left-hand first-floor window when viewed from outside. Taken 19 July 2026.



Photo 3: Existing lounge window, central first-floor window when viewed from outside. Taken 19 July 2026.



Photo 4: Existing bedroom window, right-hand first-floor window when viewed from outside. Taken 19 July 2026.



7. Documents submitted

The applicant proposes to submit the following documents with the LDC application:

No.	Document	Purpose
1	Site location plan, 1:1250 / 1:2500, site edged red	Required application plan showing the property/site location. This should be obtained separately from the Planning Portal/Ordnance Survey plan service, not from Google Maps.
2	This supporting statement, window schedule and photo schedule	Explains the proposal, address clarification, like-for-like basis and current photographic evidence.
3	Edgware Glazing quotation dated 10 June 2026	Shows the three proposed white prepainted timber double-glazed casement windows for the kitchen, lounge and bedroom, including dimensions and proposed configuration.
4	Edgware Glazing proposed timber window specification	Provides further technical detail for the proposed timber casement windows, including timber type, paint colour, vents, cills, ironmongery and glazing specification.

8. Applicant confirmation

I confirm that, to the best of my knowledge, the application relates to 101 B Talbot Road, Highgate, N6 4QX, and that the proposed works are limited to the like-for-like replacement of the three existing first-floor timber windows shown in the submitted photographs.

Applicant: Fiona Gibson

Date: 19 July 2026