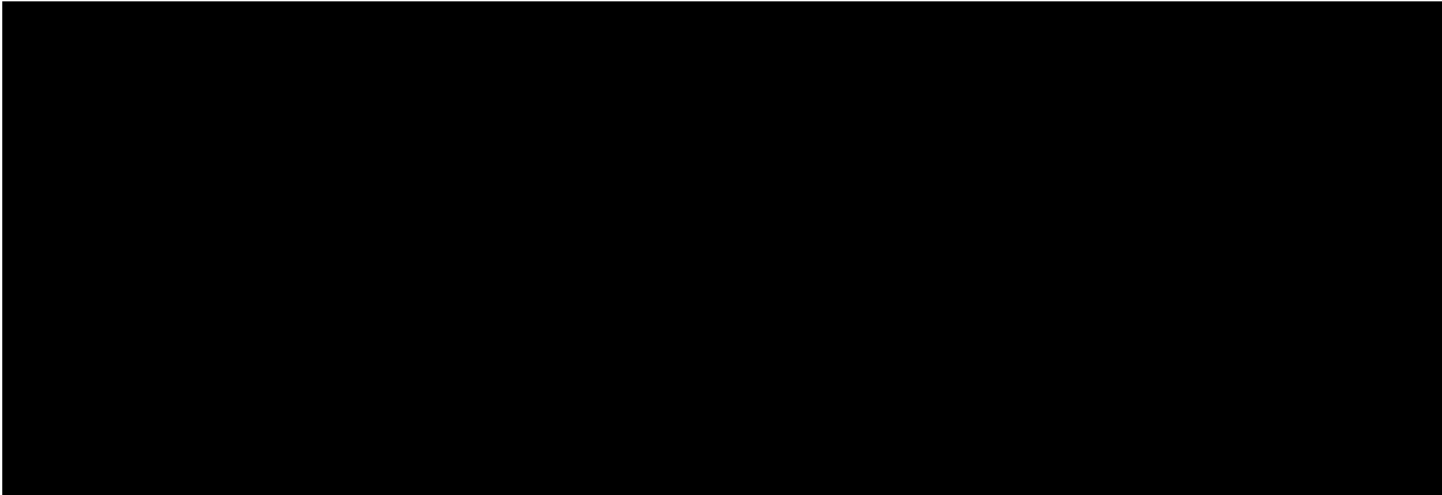



From: Julie Weston 
Sent: 23 August 2018 16:29
To: Juan Baeza
Subject: LU/122/18/CLE. Flat 13, The Stetson

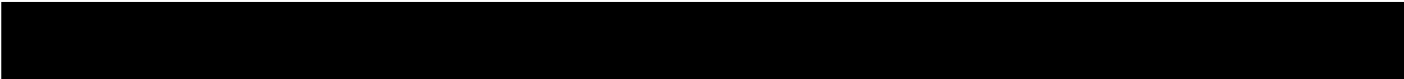
Dear Mr Baeza

I am writing with reference to our telephone conversation today when we discussed the planning permission that is required for the 4 double glazed windows that were installed in the above property two years ago.

We purchased Flat 13, The Stetson twenty one years ago as an investment for our retirement and since then it has been rented out to tenants. In May/June 2016 we decided to make some improvements to the flat and had a new bathroom and kitchen installed. The window frames were made from wood, were rotten and in very bad condition so we obtained permission from the freeholder to have them replaced with uPVC windows to conserve energy, provide better insulation and improve the appearance of the flat. At that time we were unaware that planning permission was required.

We have now come to sell the flat and our buyer's solicitor asked for a copy of the planning permission for the double glazed windows. This request came as a complete surprise to us and I immediately contacted the Council to be told we would need to apply for a Lawful Development Certificate. I completed the form online and in Section 9 I explained why we were submitting the application. Our application was accepted as valid on 28th June and we were told a decision should be reached by 23rd August.

I would summarise by saying the windows were installed as part of the flat's refurbishment and replaced the existing wooden windows that were rotten and beyond repair. Our flat was the only one in the building that did not have double glazed windows already installed, it is on the top floor and faces to the rear. Unfortunately I am unable to provide any photographs of the windows before they were replaced.



Kind regards
Julie Weston

