

## **ROYAL BOROUGH OF KENSINGTON AND CHELSEA**

### **REPLACEMENT WINDOWS IN RESIDENTIAL PROPERTIES LOCAL DEVELOPMENT ORDER (“LDO”)**

1. This LDO is made by the Royal Borough of Kensington and Chelsea (“the Council”) under section 61A (2) of the Town and Country Planning Act 1990, as amended (“the Act”).
2. This LDO applies to the land specified in Part I.
3. This LDO grants planning permission for the development detailed in Part II, subject to the Conditions set out in Part III and the Limitations set out in Part IV.
4. This LDO permits uPVC windows in residential properties to be replaced with windows made of wood, but does not permit wooden windows to be replaced with windows made of uPVC.
5. Any development that does not comply with the Conditions and Limitations of this LDO will continue to require planning permission in accordance with the provisions of the Act. Unauthorised development may be liable to enforcement action.
6. This LDO takes effect on the date it is adopted by the Council and will continue in force unless it is revoked or modified.
7. Any development permitted by this LDO which has commenced before it is revoked or modified, will be permitted to be completed in accordance with the conditions and limitations specified in this LDO.
8. This LDO does not remove the requirement to apply with building regulations where relevant or to seek freeholder consent where relevant.
9. This LDO does not remove or affect any existing planning condition that has already been imposed on the grant of any previous planning permission under the Act.
10. For the avoidance of doubt, this LDO overrides any Article 4 Directions currently in force within the borough which remove permitted development rights under Class A, Part 1, Schedule 2 of the GPDO for the type of development permitted by this LDO.

Made under the Common Seal of the Royal Borough of Kensington and Chelsea this  
[       ] day of [                               ] 2025.

THE COMMON SEAL OF THE )  
MAYOR AND BURGESSESS OF )  
THE ROYAL BOROUGH OF )  
KENSINGTON AND CHELSEA )  
was hereunto affixed in the )  
presence of:- )

### **Part I – the land covered by this LDO**

This LDO applies to all of the Royal Borough of Kensington and Chelsea as shown edged blue on the Map attached to this LDO at Appendix A.

### **Part II - Description of Development**

This LDO grants planning permission for the replacement or alteration of existing windows within residential properties in the borough subject to the Conditions listed under Part III and the Limitations listed under Part IV.

Residential properties are considered to be:

- Flats (Class C3 of the Town and Country Planning (Use Classes) Order 1987, as amended (“the UCO”)
- Dwelling houses (Class C3 of the UCO)
- Small houses in multiple occupation (Class C4 of the UCO)
- Large houses in multiple occupation (sui generis/not specified in the UCO)

### **Part III – Conditions**

1. The new window must be of similar appearance to the existing unless the existing window is of uPVC and is to be replaced by a window made of timber.

“*Similar appearance*”, is defined within the Council’s [Householder’s Guide to Windows](#), published in 2024 as:

*“Windows [which are] of a similar appearance to the ones you are replacing, so they are of the same material, style, pattern and design with minimal differences in frame dimensions and/or integrated glazing bar profiles”*

2. This LDO only applies to the replacement of windows and does not remove the need to apply for planning permission for the enlargement of existing openings, the provision of new openings or any other alterations.
3. Any window at first floor level or above (including within a dormer) which is currently obscure-glazed, shall be replaced with an obscure-glazed window to an equivalent specification.
4. Any window at first floor level or above (including within a dormer) which is currently non-opening should be replaced with a non-opening window unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

#### **Part IV – Limitations**

This LDO does not allow the alteration or replacement of:-

- a) Window(s) or any other alterations within a listed building
- b) Window(s) within a conservatory
- c) Roof lights
- d) Glazed or solid doors

This LDO does not allow:-

- a) the addition of reflective film to a window where this materially affects the appearance of the window
- b) Replacing a clear or obscure glazed window with a mirrored window.

## APPENDIX A

Map showing the Land affected by this Local Development Order, being the whole of the Royal Borough of Kensington and Chelsea

