Keeping on the Right side of the Regulations

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An Inconvenient Roof?
Renewable energy and the historic environment

DAY CONFERENCE
Tuesday 29th November 2007
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Understanding Planning

- The planning acts define ‘development’
- Development requires planning permission
- Certain categories of development do not require permission – these are ‘permitted development’
- An Article 4 Direction removes permitted development rights
- Do not confuse planning permission with listed building consent
Do I need to apply for planning permission?

• Not for internal alterations
• New boilers, secondary glazing, roof insulation, dry-lining or other internal insulation, and draught-proofing can all be installed without permission
• Some alterations may be permitted development........including new windows
• Ask your local planning authority!
The General Permitted Development Order

• The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008
• Deals with alterations and extensions to dwelling houses (not flats)
• Came into operation 1\textsuperscript{st} October 2008
• Amends the provisions relation to domestic microgeneration equipment
Microgeneration Equipment

• The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008
• Covers solar PV or solar thermal equipment, ground source heat pumps and flues
• All wind turbines require planning permission
• A dwelling house includes flats
Microgeneration – Class A

- PV or solar panels attached to a dwelling
- Restrictions – no more than 200mm projection and not above roof level
- In CAs not on front or side elevations visible from a highway (but okay on roof slopes)
- Conditions – sited to minimise effect on appearance and amenity, and should be removed when obsolete
Microgeneration – Class B

- Stand alone PV or solar
- Restrictions – only one, no more than 4 metres in height, surface area no more than 9 sq metres, situated within 5 metres of the boundary of the curtilage
- In CAs should not be visible from highway
- Not permitted in curtilage of listed building
Microgeneration – Classes C/D

- Class C – ground source heat pumps within curtilage of dwelling house
- Class D – water source heat pump within the curtilage of a dwelling house
- No restrictions
Microgeneration – Classes E/F

- Class E – flue forming part of a biomass system
- Restrictions – no higher than 1 metre above roof, and CAs not visible from highway
- Class F – flue forming part of CHB
- Restrictions – same as class E
Listed Building Consent

• Most alterations are likely to require an application for LBC, whether inside or out
• These include double or secondary glazing, new doors, dry-lining
• Loft insulation or basic draught proofing unlikely to need consent
• Re-glazing – maybe…….
Building Regulations/others

- Building regulations cover the installation of new windows, doors, and rooflights. (May also include walls and roofs)
- Includes targets which cannot be met by traditional windows
- *But* exemptions can be made for listed buildings or those in conservation areas
- Microgeneration – loading of roofs and electricals
- *Don’t forget covenants or restrictions place by the freeholder*
References

- The planning portal has a handy guide….
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DISCOVER THE POWER OF THE SUN

Together we can make a difference

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