

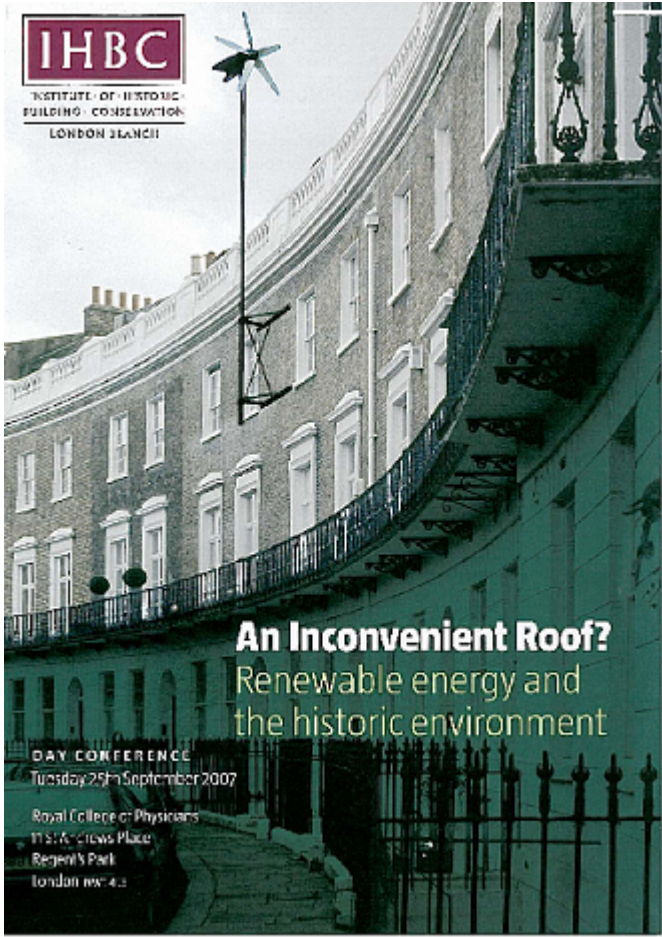
Keeping on the Right side of the Regulations

David McDonald

Conservation and Design Team Leader
Royal Borough of Kensington and Chelsea



IHBC
INSTITUTE OF HISTORIC
BUILDING CONSERVATION
LONDON BRANCH



An Inconvenient Roof?
Renewable energy and
the historic environment

DAY CONFERENCE
Tuesday 25th September 2007

Royal College of Physicians
11 St Andrews Place
Regent's Park
London NW1 4LS

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 1st 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.....

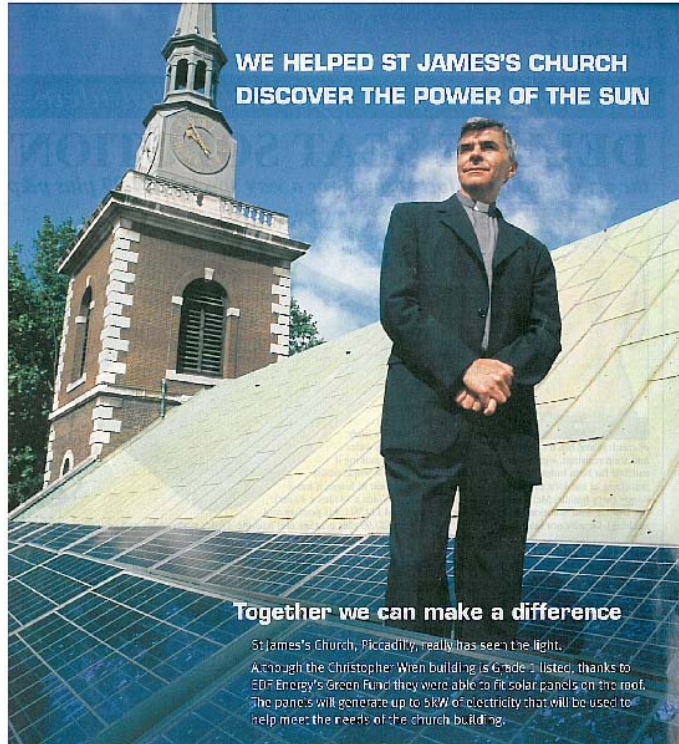
Building Regulations/others

- 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....
- <http://www.planningportal.gov.uk/uploads/hhg/houseguide.html>

WE HELPED ST JAMES'S CHURCH
DISCOVER THE POWER OF THE SUN



Together we can make a difference

St James's Church, Piccadilly, really has seen the light. Although the Christopher Wren building is Grade 1 listed, thanks to EDF Energy's Green fund they were able to fit solar panels on the roof. The panels will generate up to 5kW of electricity that will be used to help meet the needs of the church building.

edf ENERGY

Where do you get your energy from?

edf energy is a trading name used by EDF Energy Finance plc, Reg. No. 03052329 whose registered office is at 10th Floor, 100 Old Broad Street, London EC2N 2DL, Incorporated in England and Wales. See Customers for the wholly owned subsidiary of EDF Energy plc. The responsibility for the accuracy of the details of the company is called 'edf energy' in the context of the EDF Energy Group with EDF Energy Finance plc.