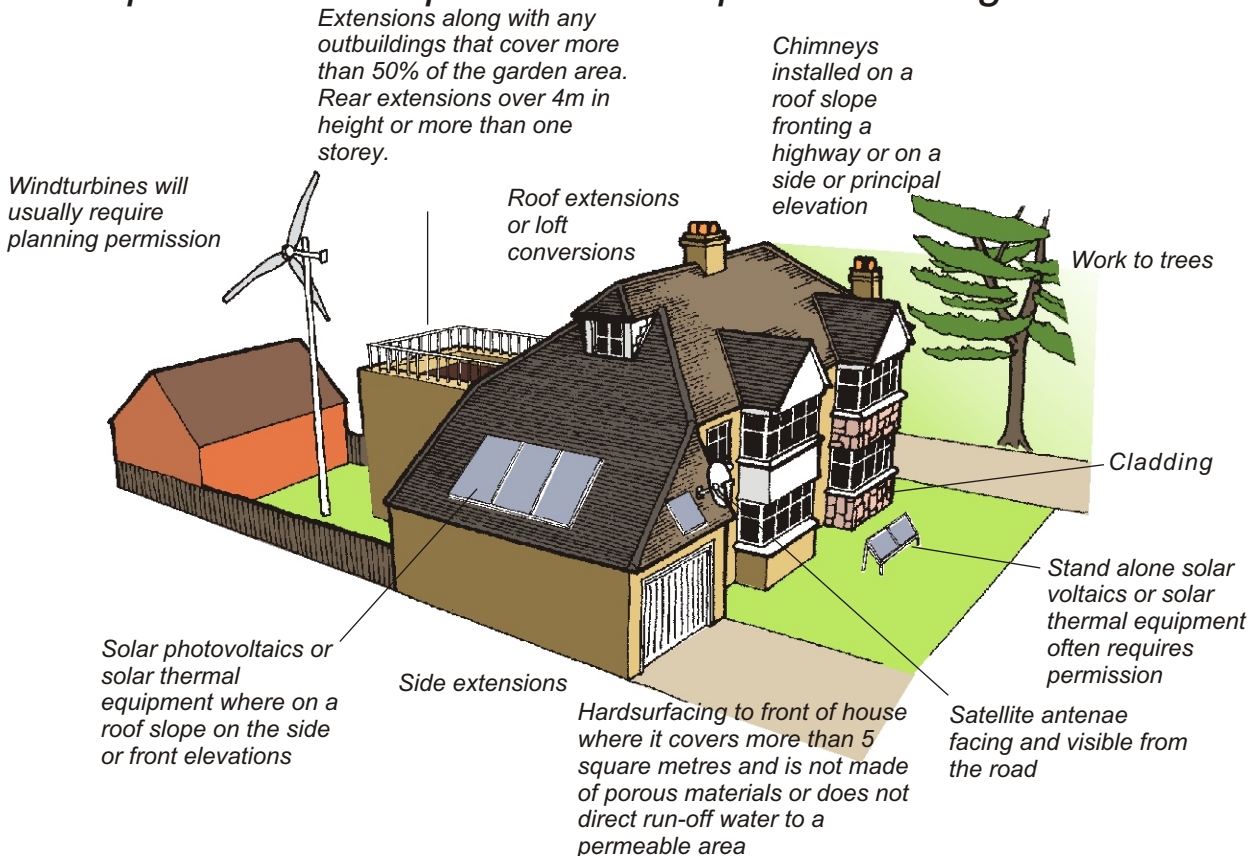


CONSERVATION AREAS

Residential Planning Guidelines

DO I NEED PLANNING PERMISSION?

Examples of Development that require Planning Permission



GENERAL GUIDELINES

These guidelines have been produced for residents living within the 28 Conservation Areas in the Borough. The aim is to provide a guide on the type of works that will normally require planning permission. The guidelines are, however, not intended to be an authoritative or definitive position of the law. Residents are advised to take their own independent advice on whether or not any proposed works require planning permission.

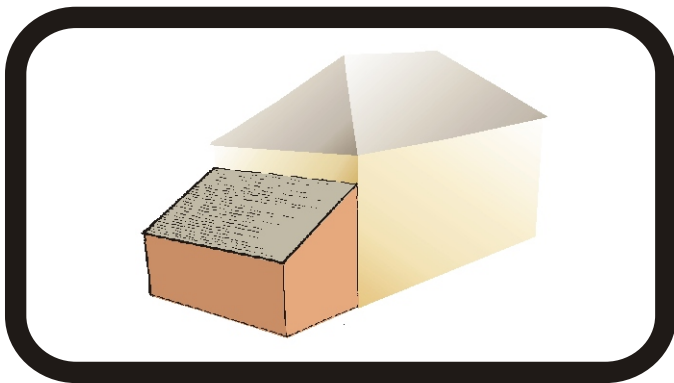
The guidance relates to Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2008. Those factors concerning the installation of solar photovoltaics or solar thermal equipment relate to Part 40 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2008.

It is always advisable to check with the Planning Department before undertaking works to see whether planning permission is required. Contact telephone numbers are given at the end of this guidance document. If you would like a formal decision from the Council as to whether or not planning permission is required you will need to apply for a Lawful Development Certificate, submit drawings and pay the appropriate fee. The forms can be found at:

http://www.harrow.gov.uk/site/scripts/documents_info.php?documentID=585&pageNumber=12.

(I) Extensions to the house

You will need planning permission for an extension where the proposed extension: along with any previous extensions and any outbuildings, would cover more than 50% of the total garden area.

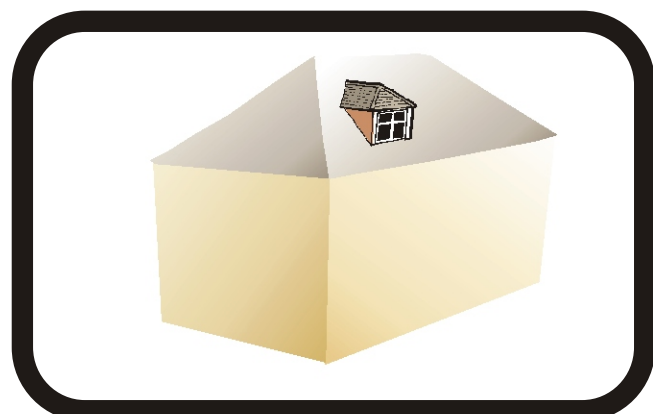


- would be a side extension.
- would front a highway or extend in front of the principal (usually front) elevation of the original dwelling house.
- would be a rear extension of more than one storey.
- Would be a single storey rear extension that extends beyond the rear wall of the original house by more than 4 metres where the building is detached, or more than 3 metres where the building is terraced or semi-detached.
- Would be a single storey extension over 4 metres in height.
- Would be 2 metres from a boundary and with eaves at least 3 metres high.
- Had external materials not of a similar appearance to the existing building.
- Would include the construction or provision of a veranda, balcony or raised platform.

Please note: Any alterations or extensions to a flat require planning permission unless they comprise of certain sustainable development alterations see section (xi) below.

(ii) Roof Extensions and Loft Conversions

Planning Permission is required for an alteration or addition to the roof that enlarges a dwelling house



(iii) Other Roof Alterations

Other roof alterations require planning permission where they would:

- involve installing a chimney, flue, soil and vent pipe on a dwelling house on a wall or roof slope fronting a highway, or on the principal or side elevation of the dwellinghouse.
- mean the height of the alteration is higher than the original roof by 1 metre or more
- the height of the alteration protrudes 150mm beyond the original roof slope plane, or 200mm in the case of solar photovoltaics or solar thermal equipment.

Please note: Installing solar photovoltaics or solar thermal equipment on roofs requires planning permission in many instances. Please refer to point (xi) below.

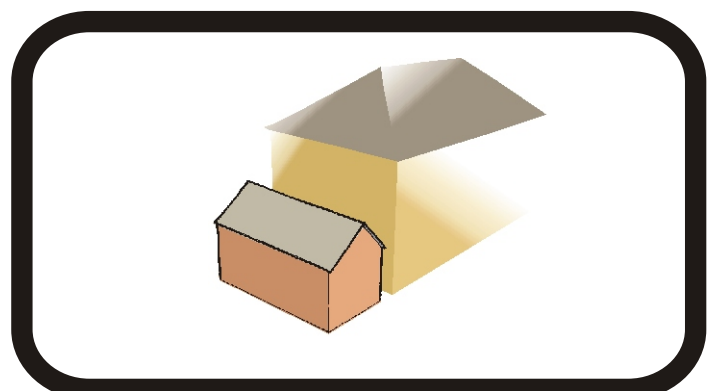
(iv) Outbuildings, for example garden sheds etc.

Planning permission is required to erect, maintain, improve or alter an outbuilding, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, where the outbuilding, enclosure, swimming or other pool:

- and any extensions to the dwellinghouse would cover more than 50% of the total garden area.



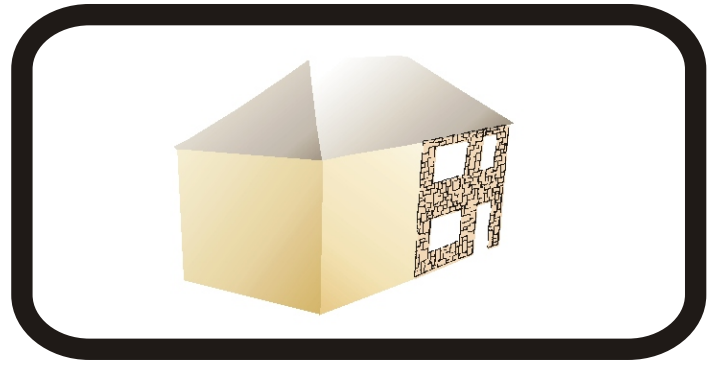
would be to the side of the house.



would be forward of a wall forming the principal (usually front) elevation of the original dwelling house).

Would be more than one storey.

would exceed 4 metres in height with a ridged roof or 3 metres in height with any other roof type.



(vi) Extensions or alterations to flats

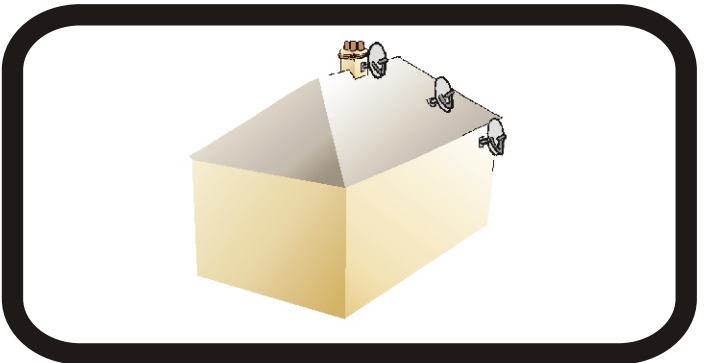
Extensions, external alterations or outbuilding to flats, whether purpose built or converted, require planning permission unless they include certain sustainable development proposals. Sustainable development proposals that do require planning permission are outlined in section (xi).

(vii) Hardsurfacing

Hardsurfacing to the front of the house will require planning permission where it covers more than 5 square metres and it is not made of porous materials or does not direct run-off water to a permeable area.

(viii) Satellite dishes

You need planning permission if a satellite dish is to be sited on a chimney wall or roof that faces and is visible from a highway, or is on a building more than 15 metres in height.

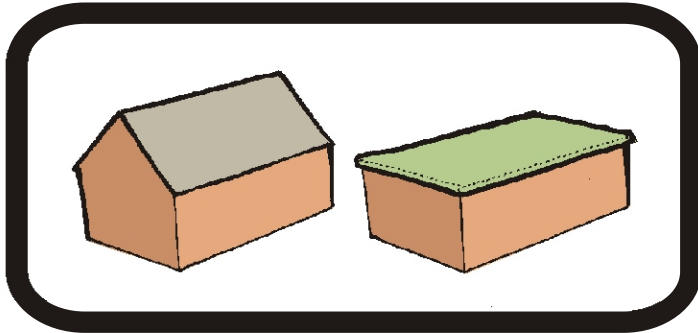


(ix) Trees

If you intend to undertake any works to trees within a Conservation Area, you are required by law to give the Council six weeks notice (telephone number below).

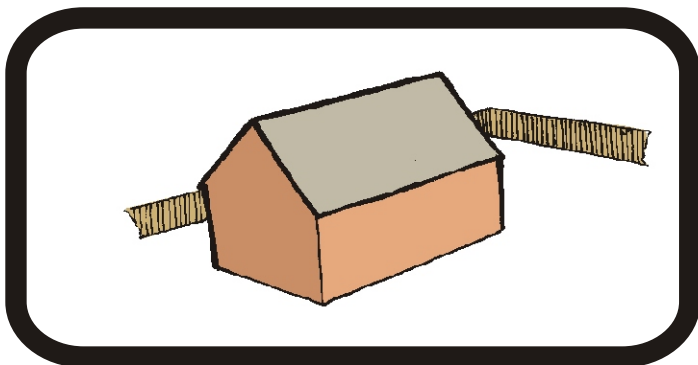
(x) Demolition

If you intend to demolish, or partly demolish any buildings (with a cubic content greater than 115 cubic metres) within a Conservation Area you will require Planning Permission. This



the height of the eaves of the building would exceed 2.5m.

was within 2 metres of a boundary and exceeded 2.5 metres in height.



would be within the curtilage of flats.

would be within the curtilage of a listed building.

would include the construction or provision of a veranda, balcony or raised platform.

Please note: A purpose incidental to the enjoyment of the dwelling house includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the dwelling house as such.

(v) Cladding

Planning permission is required to clad the exterior of a dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.

includes chimneys, walls over 1 metre in height and, usually, other features which require planning permission for replacement.

(xi) Sustainable Development

1) Installing solar photovoltaics or solar thermal equipment on flats and dwelling houses, or on a building within the garden of a flat or dwelling house, requires planning permission where it would:

be on a wall or roof slope forming the principal (usually front) elevation and would be visible from a highway.

be on a wall or roof slope forming the side elevation and would be visible from a highway.

result in the highest part of the solar photovoltaic or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

be on a wall or roof slope of a building within the curtilage of the dwellinghouse and would be visible from a highway.

be on a building within the curtilage of a flat or dwelling house where that flat or dwelling house is a statutory listed building.

protrude more than 200 millimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope.

not be sited so as to minimise its effect on the external appearance of the building.

not be sited so as to minimise its effect on the amenity of the area.

not removed as soon as reasonably practicable once they are no longer needed for microgeneration.

2) The installation, alteration or replacement of stand alone solar photovoltaics or solar thermal equipment (ie those that are not installed on a dwelling house or flat) would require planning permission where:

any part would exceed four metres in height above ground level.

it would be visible from the highway.

there would be more than one.

it would be situated within five metres of the boundary of the curtilage.

it would be situated within the curtilage of a listed building.

the surface area of these solar panels would exceed nine square metres or any dimension of its array (including any housing) would exceed three metres.

it was not sited so as to minimise its effect on the amenity of the area.

once no longer needed for microgeneration it is not removed as soon as reasonably practicable.

3) Installing, altering or replacing a ground or water source heat pump within the curtilage of a dwellinghouse or flat would not require planning permission. However, please note that such works may require permission where they would be within an Archaeological Priority Area or near a Scheduled Ancient Monument. To check whether such permission is required you should contact Historic England at:

1 Waterhouse Square,
138 - 142 Holborn,
London,
EC1N 2ST.

Tel: 020 7973 3000

Fax: 020 7973 3001

Email: london@historicengland.org.uk

4) The installation, alteration or replacement of a flue, forming part of a biomass heating system or as part of a combined heat and power system, on a dwelling house or flat would require planning permission where the flue would be:

taller than the highest part of the roof by one metre or more.

installed on a wall or roof slope forming the principal (usually front) or side elevation of the dwellinghouse or flat and would be visible from a highway.

(xii) Article 4 Directions

Many Conservation areas in Harrow have extra restrictions in the form of 'Article 4 Directions'. These Directions remove permitted development rights within the relevant

Conservation Area. This means planning permission will be required for works that do not usually require such permission. This could mean that, amongst other things, planning permission may be required for the replacement of doors and windows, any amount of hardsurfacing, and the construction or alteration of boundary walls and fences. This is usually in relation to the front of a property, but in some Conservation areas relates to the entire property, front and back. If you live in a Conservation area, it is therefore advisable to check first with the Planning Department (telephone number below) to see whether there are any Article 4 Directions on your property, or: http://www.harrow.gov.uk/site/scripts/documents_info.php?documentID=999&pageNumber=4

(xiii) Listed Buildings

Conservation areas often contain a high proportion of listed buildings (buildings recognised nationally as being of architectural or historic interest). Most works to a listed building would require Listed Building Consent, both internally and externally. In addition you may also require planning permission for the proposed works to the listed building. For example, within the garden of a listed building planning permission is required for the installation of:

- an outbuilding.
- stand alone solar photovoltaic or solar thermal equipment.
- solar photovoltaic or solar thermal equipment panels on any other building.

It is therefore advisable to check first with the Planning Department before undertaking any works. Contact details can be found at: <http://www.harrow.gov.uk/planning>

More information on Conservation Areas can be found at:

Contact Telephone Numbers:

Conservation Areas	Conservation Department	0208 736 6101
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Further Advice

Should you require further information or advice concerning any matter discussed in this leaflet please contact:



London Borough of Harrow

Community & Environment services
Conservation team
Civic Centre
Station Road
Harrow
HA1 2UY

Contact the team on:
020 8736 6101
www.harrow.gov.uk