

# **How to Green Your Historic House**

## What Planning are Looking for

# Is planning permission required?

Some renewable energy developments don't require planning permission.

You can check online at [www.planningportal.co.uk/](http://www.planningportal.co.uk/) - using the 'interactive house'



# Is planning permission required?

Check the legislation:

Town and Country Planning (General Permitted Development) Order 2015 (as amended) – the GPDO. Work carried out on this basis is often referred to permitted development or PD.

[http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi\\_20150596\\_en.pdf](http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf)

(though amendments are also made to this document at [www.legislation.gov.uk](http://www.legislation.gov.uk))

NB. Internal changes do not require planning permission eg. insulation

The document is divided into different parts that set out what can and cannot be done as **'permitted development'**.

The following slides detail which parts of the GPDO deal with different energy related development

**Don't forget – if you alter a Listed Building then Listed Building Consent may be required!**



- Part 2 Class D – Electrical outlet for recharging vehicles (off street)†
- Part 2 Class E – Electrical upstand for recharging vehicles



† = Limitations where the building is a Listed Building or the proposal is within the curtilage of a Listed Building

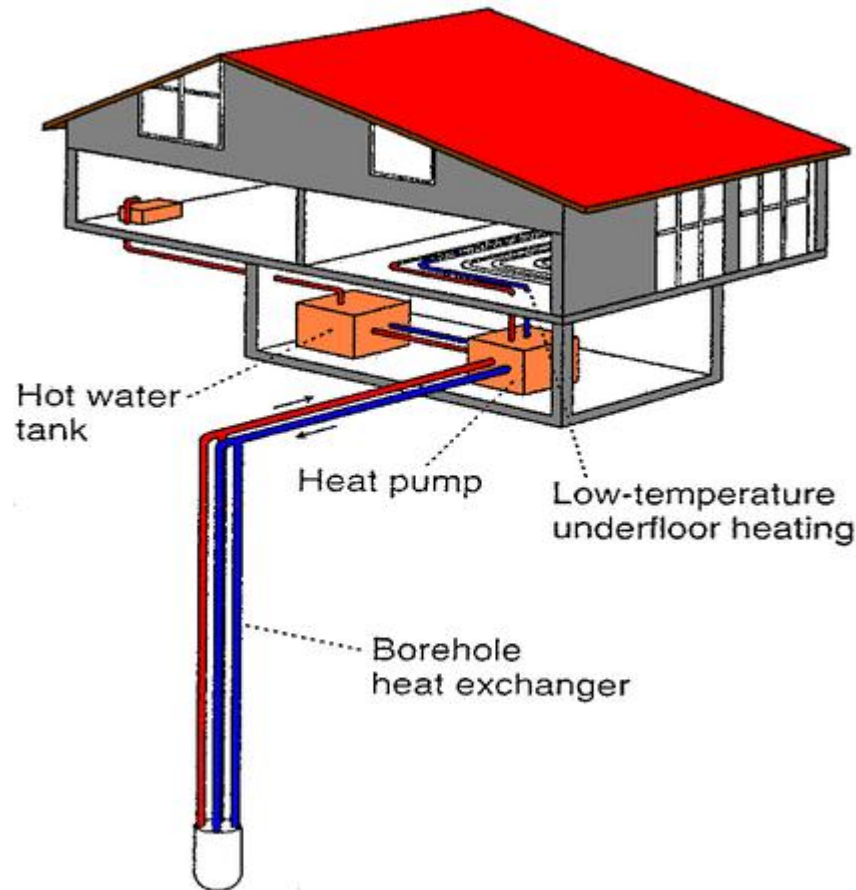
- Part 14 Class A – Installation or alteration etc. of solar equipment on domestic premises\*†
- Part 14 Class B – Installation or alteration etc. of stand alone solar equipment on domestic premises\*†



\* = Limitations where the proposals are within a Conservation Area

† = Limitations where the building is a Listed Building or the proposal is within the curtilage of a Listed Building

- Part 14 Class C – Installation or replacement of a microgeneration ground source heat pump within the curtilage of a dwellinghouse or a block of flats
- Part 14 Class D – The installation or replacement of a microgeneration water source heat pump within the curtilage of a dwellinghouse or a block of flats



† = Limitations where the building is a Listed Building or the proposal is within the curtilage of a Listed Building

- Part 14 Class E – The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a dwellinghouse or a block of flats
- Part 14 Class F – The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a dwellinghouse or a block of flats\*†



\* = Limitations where the proposals are within a Conservation Area

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- Part 14 Class G – Installation or alteration etc. of air source heat pumps on domestic premises†\*
- Part 14 Class H – Installation or alteration etc. of wind turbine on domestic premises\*†
- Part 14 Class I – The installation, alteration or replacement of a stand-alone wind turbine for microgeneration within the curtilage of a dwellinghouse or a block of flats



\* = Limitations where the proposals are within a Conservation Area

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# How do I find out if it is permitted development or if planning permission is required?

## Apply for a Lawful Development Certificate

This is a formal decision from the Council; you can use this as a way of ensuring that

You can make your application on the planning portal:

<https://www.planningportal.co.uk/>

Alternatively you can email your completed application to [planning@oxford.gov.uk](mailto:planning@oxford.gov.uk).

You will need to submit:

Completed application form

A location plan with the application site edged in red (available from some bookshops and online). This must be to scale (normally 1:1250)

Scale elevation plans, existing and proposed

Scale floor plans, existing and proposed

A fee, normally £86 for householder developments

If you are submitting your application by email you will need to download the relevant application form from:

[www.planningportal.co.uk/info/200126/applications/61/paper\\_forms](http://www.planningportal.co.uk/info/200126/applications/61/paper_forms)

# How to apply for planning permission

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Scale elevation plans, existing and proposed

Scale floor plans, existing and proposed

A fee – please refer to the fees on the Council's website

([www.oxford.gov.uk/downloads/file/1657/planning\\_fees\\_and\\_charges](http://www.oxford.gov.uk/downloads/file/1657/planning_fees_and_charges))

Additional documents may also be required depending on the nature of your proposals and constraints of the site

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# Building Regulations – advice for potential energy efficiency works in your historic home

## Oxford City Council Contacts

01865 252807 [buildingcontrol@oxford.gov.uk](mailto:buildingcontrol@oxford.gov.uk)

[www.oxford.gov.uk/buildingcontrol](http://www.oxford.gov.uk/buildingcontrol)

## **Building Regulations – when is insulation required**

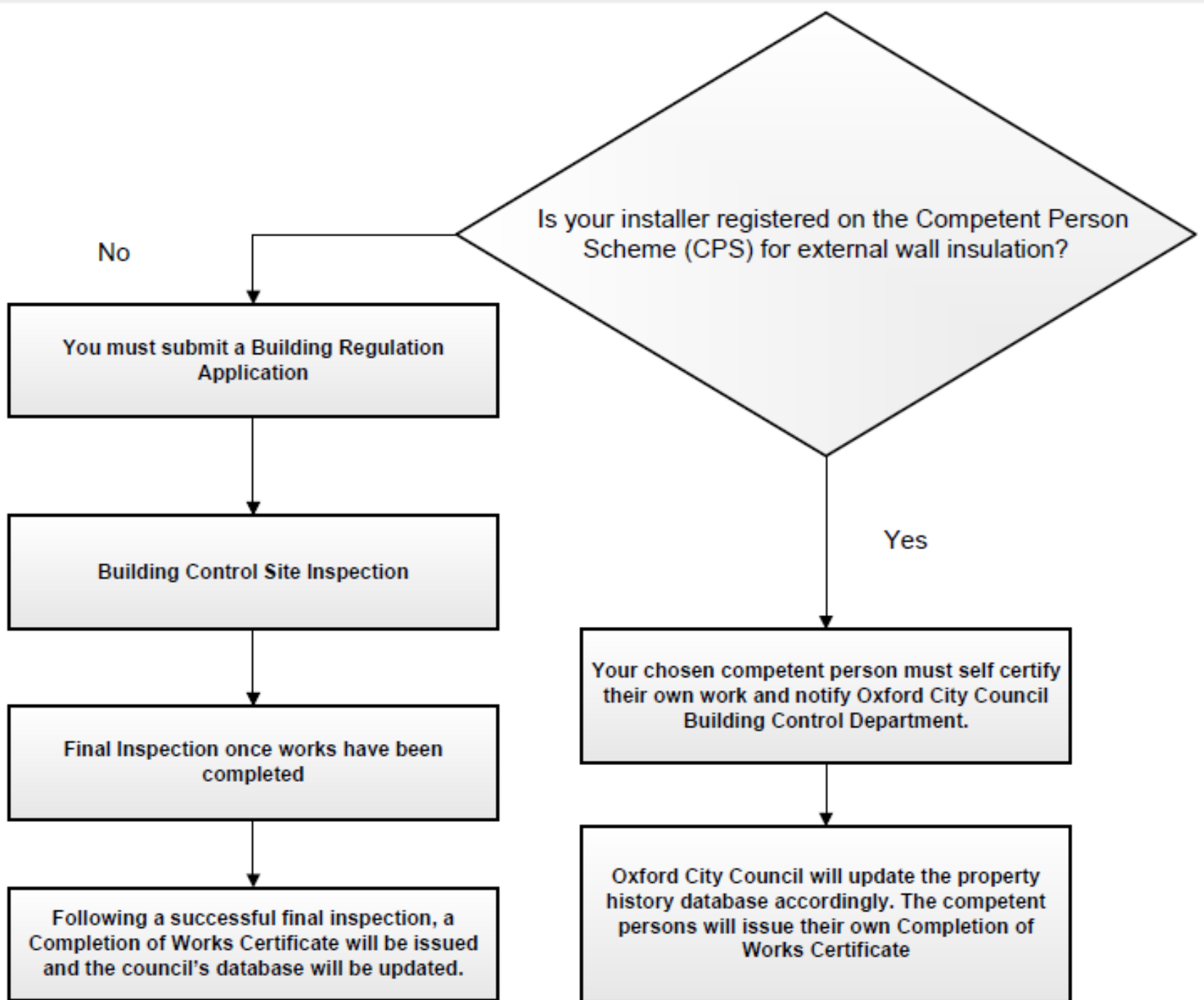
If you are carrying out work to more than 50% of a thermal element (i.e. floor, external wall or roof)

or

more than 25% of the surface area of the building envelope renovated

## **Do you need to submit a Building Regulation application?**

- Check whether you need to
- Alternative - use someone registered with a competent person scheme.



# Cases for special consideration

If the building being altered is considered in one of the classes listed below then a lesser standard may be accepted by Building Control if it is a requirement of the Conservation Team.

- Listed buildings
- Buildings in a conservation area; or
- Scheduled ancient monuments.

Three further classes of buildings where this may apply are:

- Buildings which are of architectural and historical interest and which are referred to as a material consideration on the Local Authority's Local List.
- Buildings which are of architectural and historical interest within national parks, areas of outstanding natural beauty (AONB), registered historic parks and gardens, registered battlefields, the curtilages of scheduled ancient monuments and world heritage sites.
- Buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

# Contact us

## **Building Control**

01865 252807 [buildingcontrol@oxford.gov.uk](mailto:buildingcontrol@oxford.gov.uk)  
[www.oxford.gov.uk/buildingcontrol](http://www.oxford.gov.uk/buildingcontrol)

## **Planning**

Planning Duty Service. Mon - Fri 10 am-1pm  
- St Aldate's Chambers, 109 St Aldate's  
[planning@oxford.gov.uk](mailto:planning@oxford.gov.uk)