

If you are thinking about carrying out building work to your house or flat, please remember that you may need:

- planning permission;
- building regulation approval (a separate type of council permission); or
- planning permission **and** building regulation approval.

Do I need planning permission for all building work?

You don't need planning permission for all building work. You can carry out some building work without needing to apply for planning permission. This is known as 'permitted development'. Your answers to the questions over the page will help you find out whether you need our permission to carry out the work you want to do.

Do I need building regulation approval for all building work?

You don't need building regulation approval for all building work. The questions over the page will help you find out if you need to apply for this type of permission.

Some kinds of building work always need approval. For example, removing chimney breasts, knocking two rooms into one, most re-roofing and all underpinning (supporting walls).

How can I find out if I need permission?

You need to answer the questions over the page. If you answer 'Yes' to any of these questions, you need to apply for planning permission or building regulation approval.

If you answer 'No' to all the questions, you probably don't need permission but you should phone the Planning Office to check. This leaflet is a general guide and does not cover every possibility. If you don't need permission, ask the Planning Office to confirm this in writing.

Listed buildings

If you live in a 'listed building', you need a separate permission called 'listed building consent'. You need this for any work that would affect the building's character, inside or outside the building. You will need this even if you don't need planning permission.

Other permissions

Depending on the work you want to carry out, you may need other permissions as well as planning permission and building regulation approval. Examples include the following.

- If you live in an ex-council house, you probably need permission from Housing Services to carry out the work. Please phone Housing Management on 01992 564000 to find out more.
- If you want to create a vehicle crossing, you must get in touch with the Highways team on 01279 642500.
- You must make sure you have all the permissions you need before you start work.

Tell your neighbours

If you are planning to build within six metres of a boundary, you must speak to your neighbour about the Party Wall Act. We can let you have a booklet about this. You should speak to your neighbours before you start any building work, whether or not you need permission.

This can help sort out difficulties at an early stage and avoid problems later on.

This leaflet is one of a series that we have produced to give you advice about what permissions you need. **It is for homes only.** If you want to carry out building work to a business or agricultural building, please phone us for advice on 01992 564000.

If you want more information or need to obtain application forms, please visit our website www.eppingforestdc.gov.uk/planning, phone us on 01992 564000. Or you can write to us at: Directorate of Planning & Economic Development, Civic Offices, High Street, Epping, Essex CM16 4BZ.

More information and an interactive guide are available at www.planningportal.gov.uk/england/genpub

Planning permission

- You will need planning permission if you answer **'Yes'** to any of the following questions.
- If you don't think you need planning permission you should apply for a Certificate of Lawful Development.
- If your house is a listed building you will need Listed Building Consent for any solar panels or solar thermal equipment attached to the listed building.

For solar panels or solar thermal equipment attached to a house or outbuilding:

14. Is the property a flat, maisonette or used for any business?
15. Will the solar panel or solar thermal equipment be on an outbuilding located within the curtilage of a listed building?
16. Will any part of the solar panel or solar thermal equipment be more than 20 centimetres (7.8 inches) above the roof slope or wall that it is affixed to?
17. Will the solar panel or solar thermal equipment be higher than the highest part of the roof (excluding the chimney)?
18. If your property is in a conservation area, would the solar panel or solar thermal equipment be located on a wall forming the principal or side elevation of either the main house or any outbuildings and be visible from a road?

For stand alone solar panels or solar thermal equipment within the curtilage of a house:

1. Is the property a flat, maisonette or used for any business?
2. Is your house a listed building?
3. Will there be more than 1 stand alone solar panel or solar thermal equipment?
4. Will the stand alone solar panel or solar thermal equipment be higher than 4 metres (13 feet 12 inches)?
5. Would the stand alone solar panel or solar thermal equipment be within 5 metres (16 feet 4 inches) of the boundary?
6. Would the surface area of the solar panels be larger than 9 square metres?
7. Would the surface area of the associated equipment (including any housing) be larger than 3 square metres?
8. If your property is in a conservation area, would the stand alone solar panel or solar thermal equipment be visible from a road?

Where planning permission is not required the following conditions however still need to be complied with:

- The solar panel or solar thermal equipment should be sited to minimise its effect on the external appearance of the building and the amenities of the area.
- The solar panel or solar thermal equipment shall be removed once it is no longer needed.

Building regulations

- Building regulations approval is required for the installation of solar panels or solar thermal equipment on houses or outbuildings.
- Building regulations approval may be required for the installation of stand alone solar panels or solar thermal equipment.
- For further information please contact Building Control on 01992 564141.