

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 do or do not 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 as this leaflet is a general guide and does not cover every possibility, you are strongly advised to make an application for a **Certificate of Lawful Development** to seek confirmation, weeks in advance, before you start work.

## **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 on 01992 564000 & ask to speak to a member of Housing Management to find out more.
- If you want to create a vehicle crossing, you must get in touch with the Highways team on 08456037621.
- 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. You can download a leaflet about this at: [www.communities.gov.uk/publications/planningandbuilding/partywall](http://www.communities.gov.uk/publications/planningandbuilding/partywall) 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, asking for Planning – Development Control, or e-mail us on: [ContactPlanning@eppingforestdc.gov.uk](mailto:ContactPlanning@eppingforestdc.gov.uk).

If you want more information or need to obtain application forms, please visit our website [www.eppingforestdc.gov.uk/planning](http://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](http://www.planningportal.gov.uk/england/genpub)**

## Planning permission

1. You will need planning permission if you answer **'Yes'** to any of the following questions.
  2. If you do not need planning permission, you will still need to adhere to the conditions set out below.
    1. Will the driveway be onto a classified road? *Classified roads include all roads that are named with a letter and numbers. For example, Chelmsford Road A414, High Road, Thornwood B1393, Sheering Road B183, Nazeing Road B194, other main routes and often country lanes. Please check with the Development Control team if you are not sure.*
    2. Will you build the driveway separately from any other work, such as a garage or hardstanding?
- Your driveway will only be 'permitted development' if it does not create any danger for people using the road.

## Conditions for cases where planning permission is not needed

- In cases where the hard surface would be situated on land between the main wall of the house and a highway and would cover an area of land exceeding 5 square metres, the hard surface shall be constructed of porous materials, or provision shall be made to direct run-off water from the hard surface to a porous area within your garden.

## Building regulations

- You do not need building regulations approval.

## Local Highway Authority

**The Local Highway Authority (Essex County Council) must agree to build a crossing, even if you do not need planning permission.**

**They can be contacted at:** West Area Office,  
Goodman House,  
Station Approach,  
Harlow,  
Essex CM20 2ET,  
Telephone: 0845 6037621