

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 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.

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.

Houses AND Flats and maisonettes if they are part of a building less than 15 metres high

(As a rough guide, a building with 4 floors and a sloping roof is normally about 15 metres high.)

- When you measure the dish in any direction (not including the part that sticks out in front of the dish itself, reinforcing rim, mountings or brackets), is it larger than:
 - 60cm if it is going to be put on a chimney?
 - 100cm in any other case?
- Will there be 1 dish larger than 100cm attached to your house or in your grounds?
- Is there 1 existing dish between 61cm and 100cm attached to your house or in your grounds AND you plan to erect another dish of that size?
- Will there be 2 or more existing dishes attached to your house or in your grounds?
- If you want to fix a dish to a **chimney**, will the planned dish be higher than the highest part of the chimney you want to fix it to?
- If you want to fix the dish to *the roof of a house with a chimney*, will the dish be higher than the highest part of the chimney?
- If you want to fix the dish to *the roof of a house with a chimney*, will the dish be higher than 60 centimetres above the highest part of the roof?
- If you want to fix the dish to *the roof of a house without a chimney*, will the dish be higher than the highest part of the roof?
- If you want to fix the dish to a house/flats in a conservation area, is the house/flats more than 15 metres high?
- If your property is in a conservation area, would you put the dish on a chimney, wall or roof slope that faces onto a road AND is visible from a road?

Flats and maisonettes if they are part of a building more than 15 metres high

(As a rough guide, a building with 4 floors and a sloping roof is normally about 15 metres high.)

- Will there be more than four satellite dishes/telecommunications antennae on the building?
- Would the dish be larger than 130cm (60cm if fixed to a chimney) when you measure it in any direction (including the supporting structure but not including the part that sticks out in front of the dish itself)?
- Would the dish be more than 3 metres higher than the highest part of the building?
- If your property is in a conservation area, would you put the dish on a chimney, wall or roof slope that faces onto a road AND is visible from a road?

In all cases, please note:

Even if you have answered 'No' to all the questions above, you still have to make sure that:

- any dish fixed to a building is fixed in a place that minimises the effect of the dish on the appearance of the building; and
- you remove the dish as soon as you no longer need it.

Building Regulations

- You do not need building regulations approval to put up a dish.
- If you fix a dish to a chimney, the chimney may not be safe in strong winds.