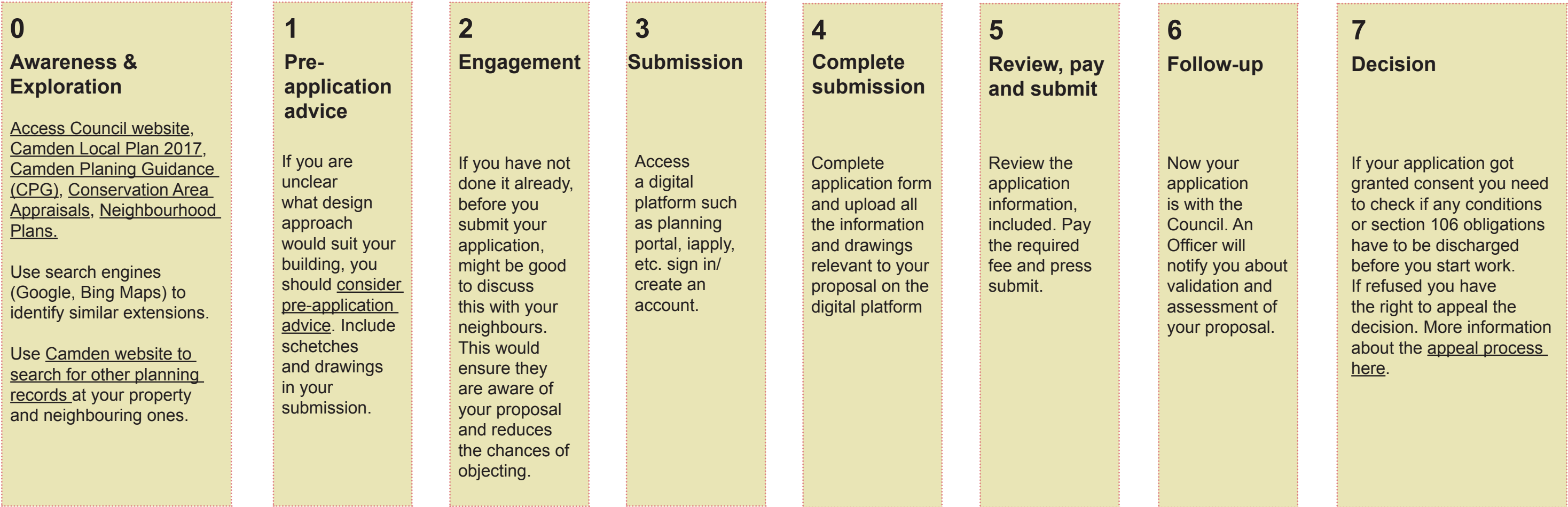


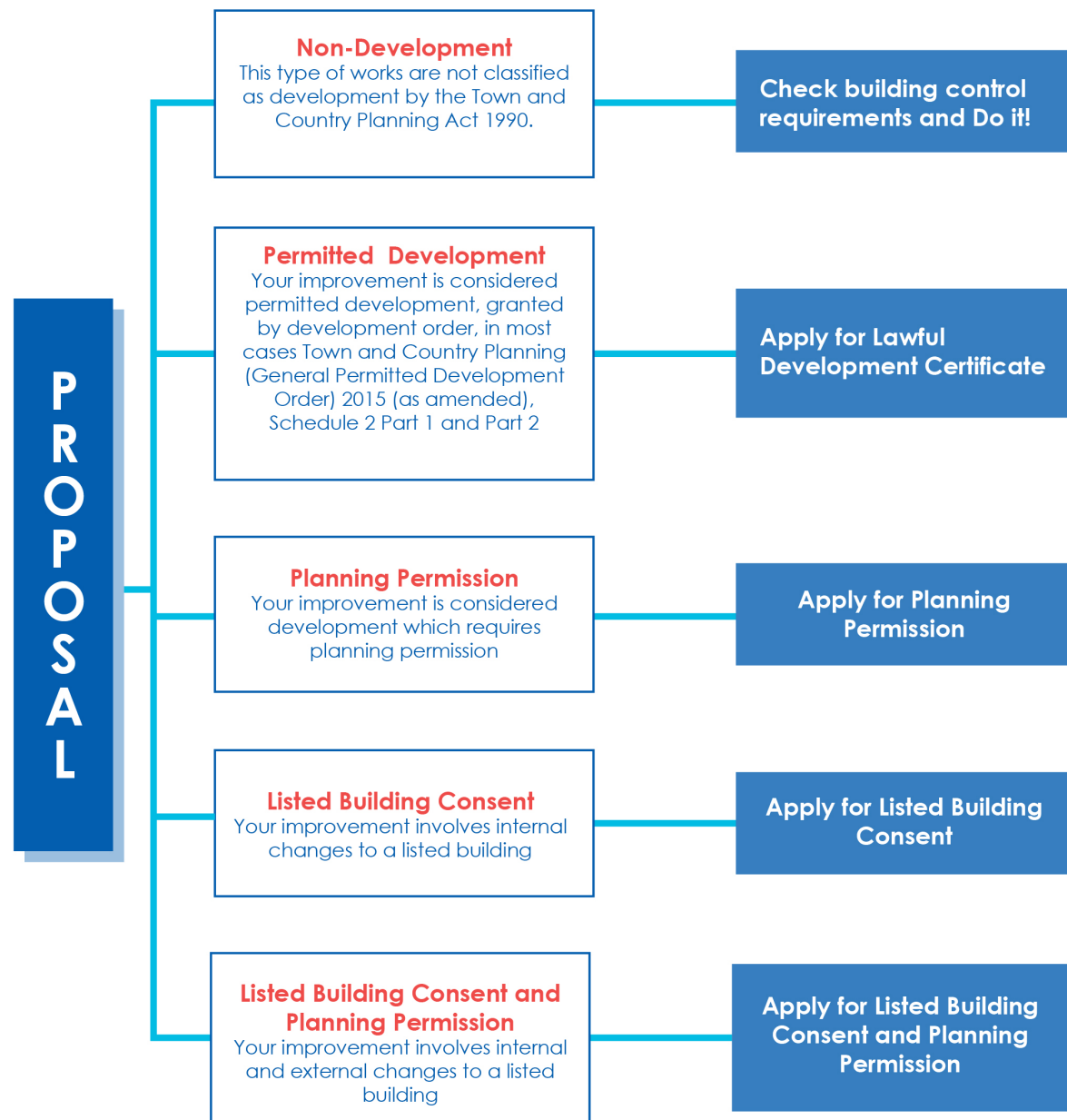
# PLANNING PROCESS

There are a multitude of things to consider before starting works to your home. One of the first steps is to be clear of what are the benefits of the proposed changes to your household, and secondly, if these would require planning permission, or not.

In order to establish if planning permission is required, it is important you gain some awareness of the planning process by exploring what are the Council's policies and guidance relevant for your project. This guidance aims to build up your awareness so you know what are the next steps in achieving your desired home improvement.

## USER JOURNEY





This guidance does not provide any further information on listed buildings, for which you are encouraged to get detailed specialist advice from a heritage consultant, Historic England and subsequently Council Officers through pre-application advice, when considered necessary.

You are advised to apply for Lawful Development certificates, Planning Permissions or Listed Building Consents electronically.

### NON-DEVELOPMENT

Non-development refers to works of maintenance and/or like for like replacements of building features. These types of work are not classified as development by the Town and Country Planning Act 1990 (as amended) and therefore do not require planning permission.

### PERMITTED DEVELOPMENT

Rules, known as 'permitted development' rights, applied nationally, allow you to carry out certain works without needing to apply for planning permission, only if specific limitations and conditions are met. If you live in a single family dwelling, then it is likely to have permitted development right. These rights generally do not apply:

- to flats or properties converted into flats;
- to listed buildings;
- where permitted development rights have been removed by an Article 4 Direction, most likely within Conservation Areas;
- where permitted development rights were removed as part of previous planning permissions on certain buildings.

Permitted development rights are supported by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in short GPDO. For more details see Permitted Development Rights for Householders: technical guidance prepared by the Government.

We strongly recommend you to apply for a Lawful Development Certificate and receive formal confirmation from the Council that your proposal is lawful under the GPDO, and planning permission is not required.

### PRIOR APPROVAL

There are certain permitted development rights for properties outside Conservation Areas, which allow for larger single storey rear extensions, subject to extended limitations and conditions by Government. For this types of extensions you will need to apply for Prior Approval: Larger home extension. A consultation process will be undertaken with adjacent neighbours, to ensure their amenity would not be harmfully affected by the proposals. For further information on prior approval follow [here](#).

### PLANNING PERMISSION

If the works do not fall under permitted development or prior approval, it is likely they will require planning permission. You will need to submit a planning application including existing and proposed drawings along with any other supplementary documentation, which is outlined on the Council's website.

The Council recommends engaging with a qualified professional to prepare and submit your application to Council on your behalf, which should be done as early as possible in the design process. Qualified planning consultants and architects can be found through [RTPI](#) or [RIBA](#).

### PRE-APPLICATION

If the works require planning permission and you are unsure of the design or just want to clarify certain aspects of your proposal, you are encouraged to engage with Council Officers prior to submission. The Council offers a [pre-application service](#) which provides an opportunity to discuss your proposed scheme and get clear written expert advice from a planning officer before you submit an application.



LISTED BUILDING CONSENT

Any works to a Listed Building whether it's internal or external will require Listed Building Consent. This guidance does not provide any further information on listed buildings, for which you are encouraged to get detailed specialist advice from a heritage consultant, Historic England and subsequently Council Officers through pre-application advice, when considered necessary.

Be aware, if you undertake works without planning permission and they are not permitted development, the Council's Enforcement team could take enforcement action against you.

OTHER APPROVALS/CONSENTS TO CONSIDER

Whichever option you choose, please note that a separate **Building Control** approval may be needed for your works. Please contact the Council's Building Control team to understand more about this process.

Be mindful that any works or impacts to trees on your property may also require a separate tree application, particularly if it has a **Tree Preservation Order** or your home is in a Conservation Area.

If your proposal involves works to party walls, these are covered by Party Wall Act 1996 and are not considered by planning legislation. You should discuss with a Party Wall surveyor.

When you apply for planning permission it is important to follow the detailed advice in this document. The planning officer will use this guidance when assessing your application.



Photo 7



CONSERVATION AREAS &  
ARTICLE 4 DIRECTIONS HERITAGE AND CONSERVATION  
NEIGHBOURHOOD PLANS

You can check if your property is listed or in  
a conservation area on the Council website  
here or type in Conservation Areas in the  
search bar on the website.

CONSERVATION AREAS

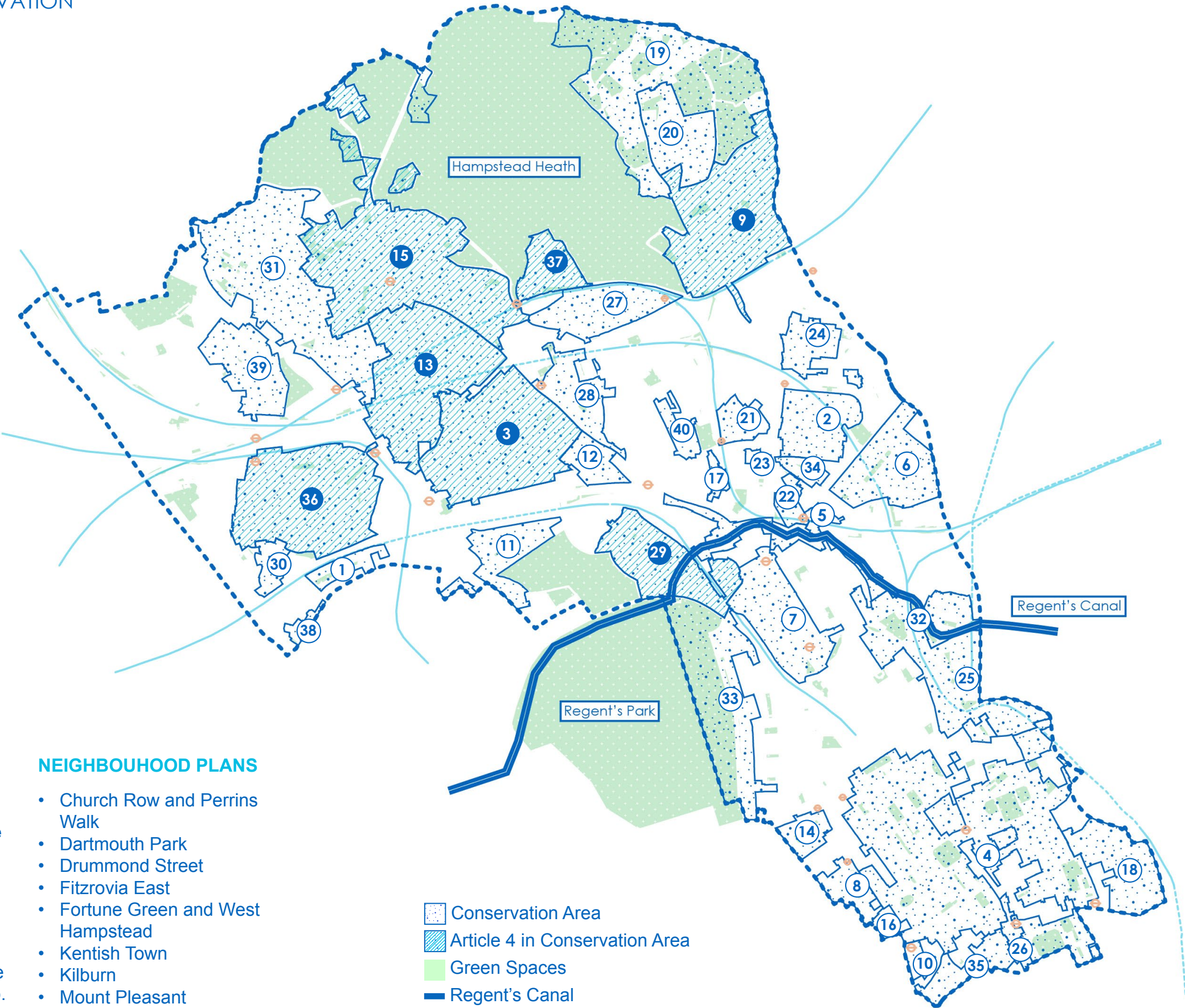
-  Conservation Area  
 **Conservation Area with Article 4**

- 1. Alexandra Road Estate
- 2. Bertholomew Estate
- 3. Besize**
- 4. Bloomsbury
- 5. Camden Broadway
- 6. Camden Square
- 7. Camden Town
- 8. Charlotte Street
- 9. Dartmouth Park**
- 10. Denmark Street
- 11. Elsworthy
- 12. Eton
- 13. Fitzjohns/Netherhall**
- 14. Fitzroy Square
- 15. Hampstead**
- 16. Hanway Street
- 17. Harmood Street
- 18. Hatton Garden
- 19. Highgate
- 20. Holly Lodge Estate
- 21. Inkerman
- 22. Jeffreys Street
- 23. Kelly Street
- 24. Kentish Town
- 25. Kings Corss/ St. Pancras
- 26. Kingsway
- 27. Mansifeld
- 28. Parkhill and Upper Park
- 29. Primrose Hill**
- 30. Priory Road
- 31. Redington/Frognal
- 32. Regent's Canal
- 33. Regent's Park
- 34. Rochester

- 35. Seven Dials Estate
  - 36. South Hampstead  
(formeley Swiss Cottage)**
  - 37. South Hill Park Estate**
  - 38. St. John's Wood
  - 39. West End Green
  - 40. West Kentish Town
- Article 4**
- 9. Only for no. 33 York Rise
  - 13. Only for the Cottage no.
  - 37. Only for nos. 32-66 (even)  
and 72-90 (even) South Hill  
Park
  - 67 Fitzjohns Avenue

NEIGHBOUHOOD PLANS

- Church Row and Perrins Walk
- Dartmouth Park
- Drummond Street
- Fitzrovia East
- Fortune Green and West Hampstead
- Kentish Town
- Kilburn
- Mount Pleasant
- Hampstead
- Highgate
- Redington and Frognal
- Somers Town



-  Conservation Area
-  Article 4 in Conservation Area
-  Green Spaces
-  Regent's Canal
-  Railway
-  Camden Borough boundary
-  Underground station