Retrofit – do I need permission?

The table below provides guidance on where planning permission or listed building consent is required for different retrofit measures.

Please note that permitted development rights are periodically amended. The Council will endeavour to make sure that the guidance provided in the table below is accurate and up to date. If you are unsure about whether permission is required, then you should seek advice from an expert or use the Council's pre-application advice service.

You should also be aware that some retrofit measures are controlled under the Buildings Regulations. If you need further advice on this, please visit the Council's Building regulations page.

Measure	Dwelling (excluding those that have had permitted development rights removed, or those located within the AONB or a conservation area)	Dwelling in the National Landscape (formerly known as the AONB)	Dwelling in a conservation area	Dwelling which is the subject of an Article 4 Direction (subject to the specific nature of the direction)	Listed Building
Electric vehicle charging point	Wall mounted outlet Planning permission not required provided: a) The outlet and its casing will not exceed 0.2 cubic metres b) It is not located on scheduled ancient monument land. c) It is removed as soon as reasonably	Wall mounted outlet Planning permission not required provided: a) The outlet and its casing will not exceed 0.2 cubic metres b) It is not located on scheduled ancient monument land. c) It is removed as soon as reasonably	Wall mounted outlet Planning permission not required provided: a) The outlet and its casing will not exceed 0.2 cubic metres. b) It is removed as soon as reasonably practical (once it is no longer required) and the	Wall mounted outlet Planning permission not required provided: a) The outlet and its casing will not exceed 0.2 cubic metres. b) It is removed as soon as reasonably practical (once it is no longer required) and the	Planning permission required for **both** wall mounted outlets and upstands. Listed building consent potentially required for wall mounted outlets.

	practical (once it is no longer required) and the wall on which it is mounted is, as soon as soon as reasonably practicable, and so far as reasonably practical, reinstated to its condition as it was before the development was carried out <u>Upstand</u> Planning permission not required provided: a) The upstand will not exceed 1.6 metres in height* for residential or 2.7 metres in height* for non-residential and	practical (once it is no longer required) and the wall on which it is mounted is, as soon as soon as reasonably practicable, and so far as reasonably practical, reinstated to its condition as it was before the development was carried out <u>Upstand</u> Planning permission not required provided: a) The upstand will not exceed 1.6 metres in height* for residential or 2.7 metres in height* for non-residential and	wall on which it is mounted is, as soon as soon as reasonably practicable, and so far as reasonably practical, reinstated to its condition as it was before the development was carried out <u>Upstand</u> Planning permission not required provided: a) The upstand will not exceed 1.6 metres in height* b) It is removed as soon as reasonably practical (once it is no longer required) and the land on which it is mounted is, as	wall on which it is mounted is, as soon as soon as reasonably practicable, and so far as reasonably practical, reinstated to its condition as it was before the development was carried out <u>Upstand</u> Planning permission not required provided: a) The upstand will not exceed 1.6 metres in height* for residential or 2.7 metres in height* for non-residential and provided it is not located on	

	provided it is not located on scheduled ancient monument land b) It is removed as soon as reasonably practical (once it is no longer required) and the land on which it is mounted is, as soon as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition as it was before the development was carried out *The height in this instance being the height measured from the level of the surface used for the parking of vehicles	provided it is not located on scheduled ancient monument land b) It is removed as soon as reasonably practical (once it is no longer required) and the land on which it is mounted is, as soon as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition as it was before the development was carried out *The height in this instance being the height measured from the level of the surface used for the parking of vehicles	soon as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition as it was before the development was carried out *The height in this instance being the height measured from the level of the surface used for the parking of vehicles (No more than one upstand per parking space)	scheduled ancient monument land b) It is removed as soon as reasonably practical (once it is no longer required) and the wall on which it is mounted is, as soon as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition as it was before the development was carried out *The height in this instance being the height measured from the level of the surface used for the parking of vehicles	

	(No more than one upstand per parking space)	(No more than one upstand per parking space)		(No more than one upstand per parking space)	
Double/triple glazing	Planning permission not required provided any replacement windows are 'similar in appearance' to the existing (i.e. have a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames)	Planning permission not required provided any replacement windows are 'similar in appearance' to existing (i.e. have a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames)	Planning permission not required provided any replacement windows are 'similar in appearance' to existing (i.e. have a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames)	Planning permission may be required if the Article 4 Direction places restrictions on the replacement of windows or doors	Listed building consent will be required
External wall insulation	If the proposed external wall insultation will extend forward of the existing face of the principal elevation of the dwelling, then planning permission will be required. If it does not, planning	If the proposed external wall insultation will extend forward of the existing face of the principal elevation of the dwelling, then planning permission will be required. If it does not, planning	Planning permission may be required	Planning permission may be required	If the proposed external wall insultation will extend forward of the existing face of the principal elevation of the dwelling, then planning permission will be required. If it does not, planning

	permission may not be required	permission may not be required Planning permission may be required			permission may not be required Listed building consent required
Internal wall insulation	Planning permission not required.	Planning permission not required.	Planning permission not required.	Planning permission not required.	Planning permission not required. Listed building consent required.
Ground source heat pumps	Planning permission **not** required	Planning permission **not** required	Planning permission **not** required	Planning permission **not** required	Planning permission **not** required Listed building consent required if likely to affect a listed building or structure
Air source heat pump (ASHP) IMPORTANT: Noise Standards	Planning permission not required provided - a) The ASHP complies with the MCS Planning Standards (see	Planning permission not required provided - a) The ASHP complies with the MCS Planning Standards (see	Planning permission not required provided - a) The ASHP complies with the MCS Planning Standards (see	Planning permission not required provided - a) The ASHP complies with the MCS Planning Standards (see	Planning permission required. Listed building consent required if likely to

An ASHP cannot exceed 42dB at a distance of 1 metre from the centre of a neighbour's habitable room window, known as the 'assessment point'. Please see Microgeneration Certificate Scheme (MCS) Planning Standards (MCS 020) - MCS - UK's Quality Mark for Small-scale Renewables - Home More information on the scheme - The Microgeneration Certification Scheme - Heat pumps - Planning Portal	notes in 'Measure' column) b) No more than 1 ASHP for non-detached houses or block of flats c) No more than 2 ASHP for a detached house d) No wind turbines e) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 1.5 cubic metres f) No part of the ASHP will be installed within 1 metre of the boundary g) The ASHP will not be installed on a pitched roof h) The ASHP will not be installed on a flat roof and be within 1 metre of	notes in 'Measure' column) b) No more than 1 ASHP for non-detached houses or block of flats c) No more than 2 ASHP for a detached house d) No wind turbines e) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 1.5 cubic metres f) No part of the ASHP will be installed within 1 metre of the boundary g) The ASHP will not be installed on a pitched roof h) The ASHP will not be installed on a flat roof and be within 1 metre of	notes in 'Measure' column) b) No more than 1 ASHP for non-detached houses or block of flats c) No more than 2 ASHP for a detached house d) No wind turbines e) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 1.5 cubic metres f) No part of the ASHP will be installed within 1 metre of the boundary g) The ASHP will not be installed on a pitched roof h) The ASHP will not be installed on a flat roof and be within 1 metre of	notes in 'Measure' column) b) No more than 1 ASHP for non-detached houses or block of flats c) No more than 2 ASHP for a detached house d) No wind turbines e) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 1.5 cubic metres f) No part of the ASHP will be installed within 1 metre of the boundary g) The ASHP will not be installed on a pitched roof h) The ASHP will not be installed on a flat roof and be within 1 metre of	affect a listed building or structure

	the external edge of that roof i) The ASHP is not solely used for the purpose of cooling j) The ASHP is, so far as practicable, sited so as to minimise its effect on the external appearance of the building k) The ASHP is, so far as practicable, sited so as to minimise its effect on the amenity of the area l) The ASHP is removed as soon as reasonably practicable when no longer needed	the external edge of that roof i) The ASHP is not solely used for the purpose of cooling j) The ASHP is, so far as practicable, sited so as to minimise its effect on the external appearance of the building k) The ASHP is, so far as practicable, sited so as to minimise its effect on the amenity of the area l) The ASHP is removed as soon as reasonably practicable when no longer needed	the external edge of that roof i) The ASHP will not be installed on a wall or a roof which fronts a highway j) The ASHP will not be installed so that it is nearer to any highway which bounds the curtilage of the site than the part of the dwellinghouse, which is nearest to that highway k) The ASHP is not solely used for the purpose of cooling l) The ASHP is, so far as practicable, sited so as to minimise its effect on the external appearance of the building m) The ASHP is, so far as practicable,	the external edge of that roof i) The ASHP will not be installed on a wall or a roof which fronts a highway j) The ASHP will not be installed so that it is nearer to any highway which bounds the curtilage of the site than the part of the dwellinghouse, which is nearest to that highway k) The ASHP is not solely used for the purpose of cooling l) The ASHP is, so far as practicable, sited so as to minimise its effect on the external appearance of the building m) The ASHP is, so far as practicable,	

			sited so as to minimise its effect on the amenity of the area n) The ASHP is removed as soon as reasonably practicable when no longer needed	sited so as to minimise its effect on the amenity of the area n) The ASHP is removed as soon as reasonably practicable when no longer needed	
Roof mounted solar PV/solar thermal equipment	Planning permission not required provided - a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope b) The solar PV will not be higher than the highest part of	Planning permission not required provided - a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope b) The solar PV will not be higher than the highest part of	Planning permission not required provided - a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope b) The solar PV will not be higher than the highest part of	Planning permission not required provided - a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope b) The solar PV will not be higher than the highest part of	Planning permission will be required. Listed Buildings consent will be required.

	the roof (excluding any chimney) c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest part of the roof (excluding any chimney) d) The solar PV will not be installed on a building within the curtilage of a of a listed building e) The solar PV will not be installed on scheduled ancient monument land f) The solar PV equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building g) The solar PV equipment is, so	the roof (excluding any chimney) c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest part of the roof (excluding any chimney) d) The solar PV will not be installed on a building within the curtilage of a of a listed building e) The solar PV will not be installed on scheduled ancient monument land f) The solar PV equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building g) The solar PV equipment is, so	the roof (excluding any chimney) c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest part of the roof (excluding any chimney) d) The solar PV will not be installed on a building within the curtilage of a listed building e) The solar PV will not be installed on scheduled ancient monument land f) The solar PV will not be installed on a wall which fronts a highway g) The solar PV equipment is, so far as practicable, sited so as to minimise its effect on the external	the roof (excluding any chimney) c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest part of the roof (excluding any chimney) d) The solar PV will not be installed on a building within the curtilage of a listed building e) The solar PV will not be installed on scheduled ancient monument land f) The solar PV will not be installed on a wall which fronts a highway g) The solar PV equipment is, so far as practicable, sited so as to minimise its effect on the external	

	far as practicable, sited so as to minimise its effect on the amenity of the area h) The solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed	far as practicable, sited so as to minimise its effect on the amenity of the area h) The solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed	appearance of the building h) The solar PV equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area i) The solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed <u>Solar PV on a **Flat** Roof</u> Prior Approval will be required where solar panels are located on a flat roof in conservation areas and National Landscapes	appearance of the building h) The solar PV equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area i) The solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed	

Ground mounted solar PV	Planning permission is not required provided - a) No more than one stand-alone solar b) The stand-alone solar will not exceed 4 metres in height c) The stand-alone solar will not be installed within 5 metres of the boundary of the curtilage of the site d) The stand-alone solar will not be installed within the curtilage of a listed building e) The surface area of the solar panels forming part of the stand-alone solar will not exceed 9 square metres or any dimension of its array (including	Planning permission is not required provided - a) No more than one stand-alone solar b) The stand-alone solar will not exceed 4 metres in height c) The stand-alone solar will not be installed within 5 metres of the boundary of the curtilage of the site d) The stand-alone solar will not be installed within the curtilage of a listed building e) The surface area of the solar panels forming part of the stand-alone solar will not exceed 9 square metres or any dimension of its array (including	Planning permission is not required provided - a) No more than one stand-alone solar b) The stand-alone solar will not exceed 4 metres in height c) The stand-alone solar will not be installed so that it is nearer to any highway which bounds the curtilage of the site than the part of the dwellinghouse which is nearest to that highway d) The stand-alone solar will not be installed within 5 metres of the boundary of the curtilage of the site e) The stand-alone solar will not be	Planning permission is not required provided - a) No more than one stand-alone solar b) The stand-alone solar will not exceed 4 metres in hight c) The stand-alone solar will not be installed so that it is nearer to any highway which bounds the curtilage of the site than the part of the dwellinghouse which is nearest to that highway d) The stand-alone solar will not be installed within 5 metres of the boundary of the curtilage of the site e) The stand-alone solar will not be	Planning permission required. Listed building consent unlikely to be required.

	any housing) will not exceed 3 metres f) It is not sited on scheduled ancient monument land g) The stand-alone solar is, so far as practicable, sited so as to minimise its effect on the amenity of the area h) The stand-alone solar is removed as soon as reasonably practicable when no longer needed	any housing) will not exceed 3 metres. f) It is not sited on scheduled ancient monument land g) The stand-alone solar is, so far as practicable, sited so as to minimise its effect on the amenity of the area h) The stand-alone solar is removed as soon as reasonably practicable when no longer needed	installed within the curtilage of a listed building f) The surface area of the solar panels forming part of the stand-alone solar will not exceed 9 square metres or any dimension of its array (including any housing) will not exceed 3 metres g) It is not sited on scheduled ancient monument land h) The stand-alone solar is, so far as practicable, sited so as to minimise its effect on the amenity of the area i) The stand-alone solar is removed as soon as reasonably	installed within the curtilage of a listed building f) The surface area of the solar panels forming part of the stand-alone solar will not exceed 9 square metres or any dimension of its array (including any housing) will not exceed 3 metres g) It is not sited on scheduled ancient monument land h) The stand-alone solar is, so far as practicable, sited so as to minimise its effect on the amenity of the area i) The stand-alone solar is removed as soon as reasonably	

			practicable when no longer needed	practicable when no longer needed	