

# Islington Permitted Development Guide for Net Zero Works

**April 2023**

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London Borough of Islington

## Summary

1.1.1 The council is committed to delivering net zero carbon emissions by 2030. We therefore want to make it easier for local people and businesses to retrofit micro-generation, energy efficiency and energy reduction measures to their homes and buildings. It is acknowledged that the planning rules that relate to the installation of these measures can sometimes be complex and confusing. This Guide is one of a number of steps that the council is taking to guide local residents and businesses through the planning process.

1.1.2 This Guide provides planning advice on the following measures:

- window replacement
- internal and external insulation
- solar energy
- heat pumps
- flue installation
- wind energy
- electric vehicles

These measures do not always require Planning Permission because they fall within national permitted development rights. This Guide explains when Planning Permission is needed and not needed.

1.1.3 Permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). This Guide summarises the GPDO as it was in April 2022. The GPDO is subject to change. It can also sometimes be interpreted in light of case law and planning appeal decisions. We will update the Guide if any material changes are made to national legislation or the way that it is interpreted.

1.1.4 You must therefore only use the on-line version of this Guide that is available on the council's website. If you use a printed version of this Guide there is a risk that it may be out of date and contain incorrect advice.

1.1.5 This Guide is focussed on Schedule 2: Part 1, Part 2, Part 7, and Part 14 of the GPDO and covers different forms of development that can help reduce the carbon emissions from buildings and their operations. Each permitted development right has a number of criteria and conditions that must be satisfied, and these are outlined within each section of this Guide.

1.1.6 This document has been produced as a guide to national legislation and its interpretation and does not form part of the London Borough of Islington's Development Plan. The Development Plan can be found on the council's website at:

<https://www.islington.gov.uk/planning/planning-policy/islington-local-plan>

1.1.7 The GPDO can be found at:

<https://www.legislation.gov.uk/uksi/2015/596/contents/made>

1.1.8 Technical Guidance on this legislation specific to householders can be found at:

<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

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# 1. How to use the Guide

## 1.1 Glossary

- 1.1.1 A glossary of the terms and definitions used within this Guide is set out in Section 2.

## 1.2 Heritage and Planning Designations

- 1.2.1 Section 3 outlines the implications of different heritage designations including Listed Building and Conservation Area designations and the implications that these designations have for permitted development rights.

## 1.3 Permitted Development Rights

- 1.3.1 Sections 4 and 5 of this Guide cover the different forms of permitted development rights that apply to residential and non-residential buildings, as outlined in Schedule 2: Part 1, Part 2, Part 7 and Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). It is important to note that permitted development rights for residential buildings mostly apply to dwellinghouses rather than individual flats, maisonettes, or blocks of flats.
- 1.3.2 Each section sets out the criteria and conditions that must be satisfied in order for the works to fall within the remit of permitted development. If the works do fall under permitted development, they will not require Planning Permission. However, in some circumstances it is advisable to apply for a Certificate of Lawfulness. This enables the council to confirm that the works comply with the relevant criteria and conditions of permitted development. This may make it easier for you to sell your home in future as the buyer will have confidence that any work that has been carried out is lawful.
- 1.3.3 If you have read this Guide and you are still unsure as to whether or not Planning Permission is needed, you can make an appointment with the Duty Planner. There is no charge for this service, and it can be accessed through the below link. However, this free advice service only relates to the carbon reduction measures listed in this Guide. If you wish to secure pre-application advice on measures that are not listed in this Guide, there will be a charge for this service.

<https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/duty-planning-officer-service>

- 1.3.4 If the works do not fall under permitted development, they will require Planning Permission and further advice should be sought from either the council, through the Duty Planner or Pre-Application service, or a suitably qualified planning consultant.
- 1.3.5 At the moment, the free Duty Planner service can only tell you whether or not Planning Permission is needed. In Summer 2023, we will implement a more detailed free of

charge service and a planning officer will be able to advise you on the preparation of your planning application to ensure that it has the best chance of being approved.

- 1.3.6 The council will also be shortly consulting on a Net Zero Carbon Supplementary Planning Document. Amongst other things, this will provide detailed guidance on the retrofitting of energy reduction and efficiency measures to homes and other buildings. If you want to be consulted during the preparation of this document, please contact [netzeroplanning@islington.gov.uk](mailto:netzeroplanning@islington.gov.uk)

## 2. Glossary

|   |  |
|---|--|
| <b>Amenity</b>                                  | Amenity is a qualitative measure that relates to the character, sense of wellbeing and enjoyment of an area. It can be influenced by a number of factors, both individually and cumulatively.  |
| <b>Article 2(3) Land</b>                        | An area of land designated as a <u>Conservation Area</u> , an Area of Outstanding Natural Beauty, an area specified by the Secretary of State for the purposes of the Wildlife and Countryside Act 1981, the Broads, a National Park, or a World Heritage Site.  |
| <b>Block of Flats</b>                           | A building consisting wholly of flats.   |
| <b>Certificate of Lawfulness</b>                | A certificate granted by a Local Planning Authority (LPA) to confirm that either the existing or proposed use of buildings or land, operations or development on that building or land would be lawful for planning purposes and do not require Planning Permission.   |
| <b>Conservation Area</b>                        | Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.   |
| <b>Commercial, Business or Service Premises</b> | A building, or part of a building, used for any purpose within planning use Class E (the display or retail sale of goods, other than hot food, principally to visiting members of the public; the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises; the provision of financial services, professional services other than health or medical services, or any other services which it is appropriate to provide in a commercial, business or service locality, principally to visiting members of the public; indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public; the provision of medical or health services principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner; a crèche, day nursery, or day centre, not including a residential use, principally to visiting members of the public; an office to carry out any operational or administrative functions, the research and development of products or processes, or any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, |

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|                                | dust or grit) of Schedule 2 to the Use Classes Order and includes buildings with other uses in other parts as long as the other uses are not within the parts being altered or extended.   |
| <b>Curtilage</b>               | The area of land surrounding a house, which forms the enclosure around that house. This usually includes the house itself and any gardens or land to the front, side, or rear of the property, including outbuildings and sheds.   |
| <b>Dwellinghouse</b>           | The formal term for a single residential house. For the purposes of the works covered in this Guide, a dwellinghouse does <u>not</u> include a flat or a building containing one or more flats.  |
| <b>GPDO</b>                    | The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended): a statutory instrument which grants permitted development rights for certain works to buildings or within the curtilage of buildings.   |
| <b>Heritage Asset</b>          | A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Locally Listed Buildings).  |
| <b>Highway</b>                 | An area of land for which there is a public right of way, such as a public road, public footpath, or bridleway.  |
| <b>Listed Building</b>         | A building that is included in a list compiled or approved by the Secretary of State under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and for the purpose of the Act includes any object or structure fixed to the building or any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948. |
| <b>Listed Building Consent</b> | Listed Building Consent is the mechanism by which planning authorities ensure that any changes to Listed Buildings are appropriate and sympathetic to their character. No fee is required for the application to the local authority for Listed Building Consent.  |



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|----------------------------------|--|
| <b>MCS Planning Standards</b>    | The standards specified in the Microgeneration Certification Scheme for air source heat pumps and for small micro wind turbines.   |
| <b>Microgeneration Equipment</b> | The use for the generation of electricity or the production of heat not exceeding a capacity of 50 kilowatts of electricity or 45 kilowatts thermal of heat.   |
| <b>Permitted Development</b>     | Works that can be undertaken without Planning Permission.  |
| <b>Planning Permission</b>       | Formal permission from a Local Planning Authority (LPA) confirming that a proposed development is acceptable. An application to the LPA, for which there is usually a fee, is required for the LPA to determine whether Planning Permission should be granted.   |
| <b>Prior Approval</b>            | An application to the LPA to determine the acceptability of a proposal under permitted development. The application must be accompanied by: a written description of the proposed development, a plan indicating the site and showing the proposed development, the developer's contact address, and the developer's email address if the developer is content to receive communications electronically. |
| <b>Solar Array</b>               | A collection of multiple solar panels that generate electricity as a system.   |
| <b>Swept Area</b>                | In relation to wind turbines, this is the area of air that the blades sweep through as the turbine rotates.  |

## 3. Heritage and Planning Designations

- 3.1.1 Before undertaking works, heritage and planning designations should be taken into consideration. There are a number of designations that can restrict the scope of permitted development rights. The council offers a pre-application advice service, which normally requires a fee, in which planning officers can offer further guidance on the likely acceptability of proposals, this is particularly relevant to buildings under heritage designations. Free planning advice is provided for the measures listed in this Guide. However, at the moment we can only provide advice on whether or not Planning Permission is needed. We intend to expand the free of charge service in summer 2023. For further information see the below link.

<https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/duty-planning-officer-service>

### 3.2 Listed Building

- 3.2.1 If your premises contain a building, wall, or structure with significant historic value, it may be listed. Listed Buildings are graded between Grade I, Grade II\* and Grade II. Please check the conditions within this Guide carefully for any reference to Listed Buildings. If your property is a Listed Building, it is unlikely to have any permitted development rights. If a proposal does fall under permitted development, an application for Listed Building Consent will still be required for any works to a Listed Building.
- 3.2.2 The National Heritage List for England (NHLE) contains details of all Listed Buildings in England. To find out if a property is listed visit:

<https://historicengland.org.uk/listing/the-list/>

- 3.2.3 If the proposed works require Listed Building Consent, you are advised to consider the below guidance from Historic England before submitting an application.

[Conserving Georgian and Victorian terraced housing](#)

<https://historicengland.org.uk/images-books/publications/conserving-georgian-victorian-terraced-housing/>

[Conservation Principles, Policies and Guidance](#)

<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

[Managing Significance in Decision-Taking in the Historic Environment](#)

<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

The Setting of Heritage Assets

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

Statements of Heritage Significance: Analysing Significance in Heritage Assets

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

## 3.3 Conservation Area

3.3.1 Conservation Areas exist to manage and protect the special architectural and historic interest of a place. In Conservation Areas there are extra planning controls and considerations in place to protect the historic and architectural elements which make a place special. Please check the conditions within this Guide carefully for any reference to Conservation Areas. If you are unsure of how Conservation Area rules affect your property, please contact Islington's Duty Planner service through the below link, there will be no fee for advice that relates solely to energy efficiency works to households or small businesses.

3.3.2 Islington contains 41 Conservation Areas. To find out if a property is within a Conservation Area, visit the below link where you can view an interactive map of the borough. Conservation Area maps can also be found in the respective Conservation Area Design Guidelines document. If proposed works require Planning Permission and the property is within a Conservation Area, you are advised to consider the relevant Conservation Area Design Guidelines available at the below link before submitting an application.

<https://www.islington.gov.uk/planning/designandconservation/conservationareas>

3.3.3 If you are unsure of how Conservation Area rules affect your property, please contact Islington's Duty Planner service through the below link. There will be no fee for advice relating to energy efficiency works to households or small businesses.

<https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/duty-planning-officer-service>

## 3.4 Article 2(3) Land

3.4.1 Article 2(3) land are areas of land that are protected from certain permitted development rights. Land included under this Article comprises of Conservation Areas, Areas of Outstanding Natural Beauty (AONB), an area specified by the

Secretary of State for the purposes of Section 41(3) Wildlife and Countryside Act 1981, the Broads, a National Park, or a World Heritage Site. For the purpose of this Guide in the context of Islington, the only Article 2(3) Land is Conservation Areas. Please check the conditions within the Guide carefully for any reference to Article 2(3) Land.

## 3.5 Article 4 Direction

- 3.5.1 An Article 4 Direction is made by the Local Planning Authority (LPA). It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the LPA's area. Where there is an Article 4 Direction in place, Planning Permission may be required for development.
- 3.5.2 To find out if a property is within an area subject to an Article 4 Direction visit the below link. Where Article 4 Directions remove a particular permitted development right, this is referenced in the following sections of this Guide. For the purpose of this Guide, Article 4 Directions only affect the permitted development rights relating to windows and external insulation.

<https://www.islington.gov.uk/planning/designandconservation/conservationareas>

- 3.5.3 If you are unsure of whether Article 4 Directions affect your property, please contact Islington's Duty Planner service through the below link. There will be no fee for advice relating solely to energy efficiency works to households or small businesses.

<https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/duty-planning-officer-service>

- 3.5.4 When using the council's interactive map, in order to view which Conservation Areas have Article 4 Directions, at the side menu select 'Planning and environment>Planning: other constraints>Conservation area Article 4', as shown in Figure 1 below.



- SHOW LAYERS
- Planning: policies map +
  - Planning: other constraints
  - Areas of Special Character
  - Brownfield land register
  - Brownfield land register (points)
  - Conservation area Article 4
  - Core Strategy Key Areas
  - Heat network: buildings
  - Heat network: energy centres
  - Heat network: network
  - Listed buildings

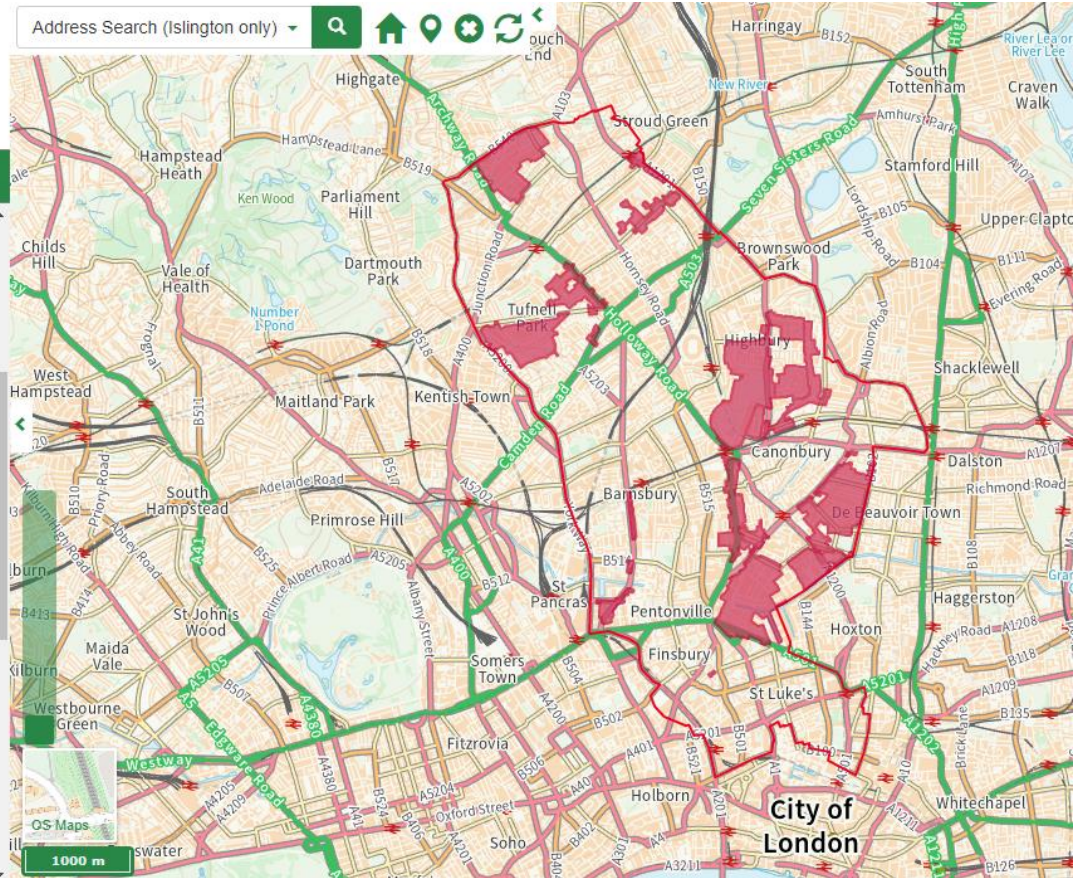


Figure 1 - Viewing Article 4 Directions

## 4. Permitted Development for Residential Properties

### 4.1 Windows

4.1.1 Part 1, Class A of the GPDO states that permitted development consists of:

*The enlargement, improvement or other alteration of a dwellinghouse.*

4.1.2 The replacement of windows in a flat, maisonette, or a block of flats is **not** permitted development and would require an application for Planning Permission.

4.1.3 In relation to the replacement of windows in a dwellinghouse, all of the following conditions must be satisfied for the works to be considered permitted development:

- the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; and
- any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

4.1.4 The council considers that the replacement of existing single-glazed windows with double-glazed or triple-glazed windows is permitted development, subject to the above conditions being satisfied. It may be acceptable for existing windows to be replaced with windows of a different material, for example composite windows in place of timber windows, provided that they have a similar visual appearance to the original windows in terms of their shape, colour and size/type of frame.

#### Heritage Considerations

4.1.5 It is advised to apply for Certificate of Lawfulness for the replacement of windows on the front elevation of a dwellinghouse in a Conservation Area to ensure that the new windows have a similar appearance to the original windows.

4.1.6 The permitted development right to replace windows on the **front** elevation of a dwellinghouse is removed by an Article 4 Direction in the following Conservation Areas and therefore Planning Permission would be required.

- Aberdeen Park
- Arlington Square
- Barnsbury
- Calabria Road
- Canonbury
- Cross Street
- Duncan Terrace/Colebrooke Row
- East Canonbury
- Highbury Fields
- Highbury New Park
- Hillmarton

- Keystone Crescent
- Mercers Road/Tavistock Terrace
- New River
- Sotheby Road
- St. John's Grove
- St. Mary Magdalene
- Tollington Park
- Tufnell Park
- Whitehall Park

4.1.7 The permitted development right to replace windows on the **front, rear and side** elevations of a dwellinghouse is removed by an Article 4 Direction in the following Conservation Areas and therefore Planning Permission would be required.

- Keystone Crescent

4.1.8 For applications for Planning Permission for the change of windows, it is advised to consider sections 5.91 to 5.95 of Islington's Urban Design Guide (2017) available at the below link.

<https://www.islington.gov.uk/planning/planning-policy/supplementary-planning-documents/urbandesignguide>

4.1.9 The replacement, improvement or alteration of windows to a Listed Building is not permitted development and would require Planning Permission and Listed Building Consent.

## 4.2 External Wall Insulation

4.2.1 Part 1, Class A of the GPDO states that permitted development consists of:

*The enlargement, improvement or other alteration of a dwellinghouse.*

4.2.2 The application of external insulation to a dwellinghouse is considered to be an improvement. However, the following condition must be satisfied for the works to be considered permitted development:

- the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

4.2.3 Many homes in Islington are brick buildings. It is considered unlikely that an external insulation system could adequately match the appearance of the original brick dwellinghouse. Planning Permission is therefore likely to be required in most cases.

### Heritage Considerations

4.2.4 The application of external insulation to a dwellinghouse in a Conservation Area is not permitted development if it would consist of or include the cladding of any part of

the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles.

- 4.2.5 The external insulation of a dwellinghouse in a Conservation Area with any of the above materials, would require Planning Permission. It is advised that if your property is within a Conservation Area, that Planning Permission is applied for in the first instance, as due to the complex nature of insulating historic buildings, and the possibility of causing long term damage to the building fabric, a comprehensive approach to the works is taken. Furthermore, as referenced above, it is unlikely that proposals for external render to historic buildings would meet the condition for permitted development.
- 4.2.6 The permitted development right to apply external insulation on the **front** elevation of a dwellinghouse is removed by an Article 4 Direction in the following Conservation Areas and therefore Planning Permission would be required.
- Arlington Square
  - Barnsbury
  - Calabria Road
  - Canonbury
  - Cross Street
  - Duncan Terrace/  
Colebrooke Row
  - East Canonbury
  - Highbury Fields
  - Highbury New Park
  - Hillmarton
  - Keystone Crescent
  - Mercers Road/Tavistock Terrace
  - New River
  - Sotheby Road
  - St. John's Grove
  - St. Mary Magdalene
  - Tollington Park
  - Tufnell Park
  - Whitehall Park
- 4.2.7 The permitted development right to apply external insulation on the **front and rear** elevations of a dwellinghouse is removed by an Article 4 Direction in the following Conservation Areas and therefore Planning Permission would be required.
- Keystone Crescent
- 4.2.8 The application of external insulation to a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 4.3 Internal Wall Insulation

- 4.3.1 The application of internal wall insulation is not considered development and therefore does not require Planning Permission for residential buildings.

### Heritage Considerations

- 4.3.2 The application of internal insulation to a Listed Building would require Listed Building Consent.



## 4.4 Mounted Solar Equipment

4.4.1 Part 14, Class A of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on –*

- (a) a dwellinghouse or a block of flats; or*
- (b) a building situated within the curtilage of a dwellinghouse, or block of flats.*

4.4.2 All the following conditions must be satisfied for the works to be considered permitted development:

- solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building; and
- solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

4.4.3 When considering the installation, alteration, or replacement of solar equipment in Islington, it is the council's preference that the equipment is not visible in public views. This is particularly relevant in the borough's Conservation Areas. If you intend to install solar equipment where it would be visible in public views, you should apply for a Certificate of Lawfulness so that the council can confirm that the proposed location of the equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building and the amenity of the area. It is recommended that you submit justification in the form of technical evidence that no other location could successfully support the solar equipment either in terms of structural integrity or the receipt of adequate sunlight to create sufficient energy. Information on the detailing and materiality of the solar equipment must be provided and it should be sympathetic to the character of the host building and Conservation Area. The council may also request that the impact of solar glare onto neighbouring properties has been investigated.

4.4.4 The works would **not** be permitted development and would require Planning Permission if:

- the solar PV or solar thermal equipment would 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; or
- it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney).

### Heritage Considerations

- 4.4.5 The installation, alteration or replacement of solar PV or solar thermal equipment on a wall fronting a highway on land within a Conservation Area is **not** permitted development and would require Planning Permission.
- 4.4.6 The installation, alteration or replacement of solar equipment on a Listed Building or on a building within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 4.5 Stand-alone Solar Equipment

- 4.5.1 Part 14, Class B of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwellinghouse or a block of flats.*

- 4.5.2 All of the following conditions must be satisfied in order for the works to be considered permitted development:

- the stand-alone solar is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- the stand-alone solar is removed as soon as reasonably practicable when no longer needed.

- 4.5.3 The works would **not** be permitted development and would require Planning Permission if:

- as result of the development, there would be more than 1 stand-alone solar in the curtilage of the building; or
- any part of the stand-alone solar would exceed 4 metres in height; or
- it would be installed within 5 metres of the boundary of the curtilage; or
- the surface area of the solar panels forming part of the stand-alone solar would exceed 9 square metres or any dimension of its array (including any housing) would exceed 3 metres.

- 4.5.4 Given the plot sizes of most dwellinghouses in Islington and the dense urban nature of the borough, it is unlikely that many proposals for stand-alone solar equipment could satisfy the requirement for the equipment to be installed beyond 5 metres from the boundary while receiving adequate sunlight to successfully produce energy. Therefore, it is advised that proposals for stand-alone solar equipment should normally be dealt with by an application for Planning Permission.

### Heritage Considerations

- 4.5.5 On land within a Conservation Area, any stand-alone solar equipment installed between the building and the adjoining highway is not permitted development and would require Planning Permission.

- 4.5.6 It is advised to apply for Certificate of Lawfulness for the installation, alteration or replacement of stand-alone solar equipment if the location is within a Conservation Area so the council can confirm that the proposed location of the equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area.
- 4.5.7 The installation, alteration, or replacement of stand-alone solar equipment within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 4.6 Air Source Heat Pumps

- 4.6.1 Part 14, Class G of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a microgeneration air source heat pump—*

*(a) on a dwellinghouse or a block of flats; or*

*(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.*

- 4.6.2 All of the following conditions must be satisfied in order for the works to be considered permitted development:
- air source heat pumps must comply with the MCS Planning Standards or equivalent standards; and
  - the air source heat pump must be solely used for heating purposes; and
  - the air source heat pump, so far as practicable, must be sited to minimise its effect on the external appearance of the building and the amenity of the area; and
  - the air source heat pump must be removed as soon as reasonably practicable when it is no longer needed.
- 4.6.3 When considering the installation, alteration, or replacement of air source heat pumps in Islington, it is the council's preference that the equipment is not visible in public views. If this is proposed, it is recommended that you submit evidence that a publicly visible location for the pump is the only possibility.
- 4.6.4 The works would **not** be permitted development and would require Planning Permission if:
- the installation would result in there being more than 1 air source heat pump installed on the building or within the curtilage of the building; or
  - there is a wind turbine installed on the same building or within the curtilage of the building; or
  - the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.6 cubic meters; or
  - the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the house or block of flats; or

- the air source heat pump would be installed on a pitched roof; or
- the air source heat pump would be installed on a flat roof within 1 metre of the external edge of the roof; or
- the air source heat pump would be installed on a wall of a building that fronts a highway and the air source heat pump would be installed above the level of the ground floor storey.

### Heritage Considerations

- 4.6.5 On land within a Conservation Area, an air source heat pump installed on a wall or roof fronting a highway, or located between the building and the adjoining highway, is **not** permitted development and would require Planning Permission.
- 4.6.6 It is advisable to apply for a Certificate of Lawfulness for the installation, alteration or replacement of an air source heat pump if the planned location is within a Conservation Area so that the council can confirm that the proposed location of the air source heat pump is, so far as practicable, sited to minimise its effect on the external appearance of the building and amenity of the area.
- 4.6.7 The installation, alteration or replacement of a microgeneration air source heat pump on a Listed Building or within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 4.7 Ground Source Heat Pumps

- 4.7.1 Part 14, Class C of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a dwellinghouse or a block of flats.*

- 4.7.2 There are no conditions or restrictions on the installation of ground source heat pumps within the curtilage of residential properties (houses or blocks of flats).

### Heritage Considerations

- 4.7.3 The installation, alteration or replacement of ground source heat pumps within the curtilage of a Listed Building would require Listed Building Consent.

## 4.8 Water Source Heat Pumps

- 4.8.1 Part 14, Class D of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a microgeneration water source heat pump within the curtilage of a dwellinghouse or a block of flats.*

- 4.8.2 There are no conditions or restrictions on the installation, alteration or replacement of water source heat pumps within the curtilage of a dwellinghouse or a block of flats.

#### **Heritage Considerations**

- 4.8.3 The installation, alteration or replacement of water source heat pumps within the curtilage of a Listed Building would require Listed Building Consent.

## **4.9 Flues for Biomass Heating Systems**

- 4.9.1 Part 14, Class E of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a dwellinghouse or a block of flats.*

- 4.9.2 The works would **not** be permitted development and would require Planning Permission if:

- the height of the flue exceeds the highest part of the roof by 1 metre or more.

#### **Heritage Considerations**

- 4.9.3 On land within a Conservation Area, the installation of a flue on a wall or roof slope fronting a highway is **not** permitted development and would require Planning Permission.

- 4.9.4 The installation, alteration or replacement of a flue, forming a microgeneration biomass heating system on a Listed Building or within the curtilage of a Listed Building would require Listed Building Consent.

## **4.10 Flues for Combined Heat and Power Plant**

- 4.10.1 Part 14, Class F of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a dwellinghouse or a block of flats.*

- 4.10.2 The works would **not** be permitted development and would require Planning Permission if:

- the height of the flue exceeds the highest part of the roof by 1 metre or more.

#### **Heritage Considerations**

- 4.10.3 On land within a Conservation Area, the installation, alteration or replacement of a flue, forming a microgeneration combined heat and power system on a wall or sloped

roof fronting a highway is **not** permitted development and would require Planning Permission.

- 4.10.4 The installation, alteration or replacement of a flue, forming a microgeneration combined heat and power system heating system on a Listed Building or within the curtilage of a Listed Building would require Listed Building Consent.

## 4.11 Mounted Wind Turbines

- 4.11.1 Part 14, Class H of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a microgeneration wind turbine on –*  
*(a) A detached dwellinghouse; or*  
*(b) A detached building situated within the curtilage of a dwellinghouse or a block of flats.*

- 4.11.2 All of the following conditions must be satisfied in order for the works to be considered permitted development:

- the blades of the wind turbine are made of non-reflective materials; and
- the wind turbine is, so far as practicable, sited so as to minimise its effect on the external appearance of the building; and
- the wind turbine is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- the wind turbine is removed as soon as reasonably practicable when no longer needed.

- 4.11.3 It is the council's preference that the equipment is not visible in public views. This is particularly relevant in the borough's Conservation Areas. If you intend to install a mounted wind turbine where it would be visible in public views, you should apply for a Certificate of Lawfulness so that the council can confirm that the proposed location of the equipment is, so far as practicable, sited to minimise its effect on the external appearance of the building. It is recommended that you submit justification in the form of technical evidence that no other location could successfully support the equipment either in terms of structural integrity or receiving adequate wind to create energy. The council may also request that the impact of noise and vibration impacts for neighbouring properties has been investigated.

- 4.11.4 The works would **not** be permitted development and would require Planning Permission if:

- the installation results in there being more than 1 wind turbine (mounted or standalone) installed on the building or within the curtilage of the building; or
- there is an air source heat pump installed on the same building or within the curtilage of the building; or

- the highest part of the wind turbine (including blades) would either protrude more than 3 metres above the highest point of the roof (excluding the chimney) or exceed more than 15 metres in height; or
- the distance between ground level and the lowest part of any blade of the wind turbine would be less than 5 metres; or
- any part of the wind turbine (including blades) would be positioned so that it would be within 5 metres of any boundary of the curtilage of the dwellinghouse or the block of flats; or
- the swept area of the blades exceeds 3.8 square metres.

### Heritage Considerations

- 4.11.5 On land within a Conservation Area, the installation of microgeneration wind turbines on a wall or a roof slope fronting a highway, is **not** permitted development and would require Planning Permission.
- 4.11.6 The installation of a microgeneration wind turbine within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 4.12 Stand-alone Wind Turbines

- 4.12.1 Part 14, Class I of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a stand-alone wind turbine for microgeneration within the curtilage of a dwellinghouse or a block of flats.*

- 4.12.2 All of the following conditions must be satisfied in order for the works to be considered permitted development:
- the blades of the wind turbine are made of non-reflective materials; and
  - the wind turbine is, so far as practicable, sited so as to minimise its effect on the external appearance of the building; and
  - the wind turbine is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
  - the wind turbine is removed as soon as reasonably practicable when no longer needed.
- 4.12.3 It is the council's preference that the equipment is not visible in public views. This is particularly relevant in the borough's Conservation Areas. If you intend to install a stand-alone wind turbine where it would be visible in public views, you should apply for a Certificate of Lawfulness so the council can confirm that the proposed location of the equipment is sited so far as practicable to minimise its effect on the external appearance of the building. It is recommended that you submit justification in the form of technical evidence that no other location could successfully support the equipment either in terms of structural integrity or receiving adequate wind to create

energy. The council may also request that the impact of noise and vibration impacts for neighbouring properties has been investigated.

4.12.4 The works would **not** be permitted development and would require Planning Permission if:

- the development would result in the presence of more than 1 stand-alone wind turbine within the curtilage of the dwellinghouse or block of flats; or
- a wind turbine is installed on the dwellinghouse or on a building within the curtilage of the dwellinghouse or the block of flats; or
- an air source heat pump is installed on the dwellinghouse or block of flats or within the curtilage of the dwellinghouse or block of flats; or
- the highest part of the stand-alone wind turbine would exceed 11.1 metres in height; or
- the distance between ground level and the lowest part of any blade of the stand-alone wind turbine would be less than 5 metres; or
- any part of the stand-alone wind turbine (including blades) would be located in a position which is less than a distance equivalent to the overall height (including blades) of the stand-alone wind turbine plus 10% of its height when measured from any point along the boundary of the curtilage; or
- the swept area of any blade of the stand-alone wind turbine exceeds 3.8 square metres.

### Heritage Considerations

4.12.5 On land within a Conservation Area, the installation of a stand-alone wind turbine between the building and the adjoining highway is **not** permitted development and would require Planning Permission.

4.12.6 The installation of a stand-alone wind turbine within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 4.13 Electrical Outlet for Recharging Vehicles

4.13.1 Part 2, Class D of the GPDO states that permitted development consists of:

*The installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.*

4.13.2 All of the following conditions must be satisfied for the works to be considered permitted development:

- when the development is no longer needed as a charging point for electric vehicles the development is removed as soon as reasonably practicable; and



- the wall on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

4.13.3 The works would **not** be permitted development and would require Planning Permission if the outlet and its casing would:

- exceed 0.2 cubic metres; or
- face onto and be within 2 metres of a highway.

### Heritage Considerations

4.13.4 The installation, alteration or replacement of a mounted electrical outlet within the curtilage of Listed Building, is **not** permitted development, and would require Planning Permission and Listed Building Consent.

## 4.14 Electrical Upstand for Recharging Vehicles

4.14.1 Part 2, Class E of the GPDO states that permitted development consists of:

*The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.*

4.14.2 All of the following conditions must be satisfied for the works to be considered permitted development:

- when the development is no longer needed as a charging point for electric vehicles the development is removed as soon as reasonably practicable; and
- the land on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

4.14.3 The works would **not** be permitted development and would require Planning Permission if:

- an upstand and outlet within the curtilage of a dwellinghouse or a block of flats would exceed 1.6 metres in height from the level of the surface used for the parking of vehicles; or in any other case, exceed 2.3 metres in height from the level of the surface used for the parking of vehicles; or
- the upstand and outlet would be within 2 metres of a highway; or
- the development would result in more than 1 upstand being provided for each parking space.

### Heritage Considerations

- 4.14.4 The installation, alteration or replacement of an upstand and electrical outlet within the curtilage of Listed Building, is **not** permitted development, and would require Planning Permission and Listed Building Consent.

## 5. Permitted Development for Non-Residential Properties

### 5.1 Windows

5.1.1 Part 7, Class A of the GPDO states that permitted development consists of:

*The extension or alteration of a commercial, business or service establishment.*

5.1.2 In relation to the alteration of windows in a commercial, business or service establishment, all of the following conditions must be satisfied for the works to be considered permitted development:

- any alteration is at ground floor level only; and
- any alteration is only to be used as part of, or for a purpose incidental to the use of the commercial, business or service establishment.

5.1.3 The works would **not** be permitted development and would require Planning Permission if:

- any part of the development would extend beyond the front of any existing building; or
- the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or
- the development would involve the installation or replacement of a security grill or shutter on a shop front.

#### Heritage Considerations

5.1.4 The alteration of windows in a property in a Conservation Area is **not** permitted development and would require Planning Permission.

5.1.5 The alteration of windows in a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

### 5.2 External Wall Insulation

5.2.1 Part 7, Class A of the GPDO states that permitted development consists of:

*The extension or alteration of a commercial, business or service establishment.*

5.2.2 The application of external insulation to a building is considered an improvement, not an alteration. Therefore, there are no permitted development rights for the application

of external insulation to non-residential buildings and a planning application would be required.

### **Heritage Considerations**

5.2.3 The application of external insulation to a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## **5.3 Internal Wall Insulation**

5.3.1 The application of internal wall insulation is not considered development and therefore does not require Planning Permission for non-residential buildings.

### **Heritage Considerations**

5.3.2 The application of internal insulation to a Listed Building would require Listed Building Consent.

## **5.4 Mounted Solar Equipment**

5.4.1 Part 14, Class J of the GPDO states that permitted development consists of:

*The installation, alteration, or replacement of:*

*(a) microgeneration solar thermal equipment on a building other than a dwellinghouse or a block of flats.*

*(b) microgeneration solar PV equipment on a building other than a dwellinghouse or a block of flats.*

*(c) other solar PV equipment on the roof of a building other than a dwellinghouse or a block of flats.*

5.4.2 All of the following conditions must be satisfied in order for the works to be considered permitted development:

- the equipment, so far as practicable, must be sited to minimise its effect on the external appearance of the building and the amenity of the area; and
- the equipment must be removed as soon as reasonably practicable when it is no longer needed; and
- Where solar PV equipment permitted under Part 14, Class J (c) is proposed, the applicant must apply for Prior Approval on the acceptability of the proposal in terms of its design or external appearance, including the potential impact of glare on neighbouring properties.

5.4.3 It is the council's preference that the equipment is not visible in public views. This is particularly relevant in the borough's Conservation Areas. If you intend to install solar equipment where it would be visible in public views, you should apply for a Certificate

of Lawfulness so the council can confirm that the proposed location of the equipment is, so far as practicable, sited to minimise its effect on the external appearance of the building and the amenity of the area. It is recommended that you submit justification in the form of technical evidence that no other location could successfully support the solar equipment either in terms of structural integrity or receiving adequate sunlight to create energy. Information on the detailing and materiality of the solar equipment must be provided and it should be sympathetic to the character of the host building and Conservation Area. The council may also request that the impact of solar glare onto neighbouring properties has been investigated.

5.4.4 The works would **not** be permitted development and would require Planning Permission if:

- the equipment has capacity to generate electricity that exceeds 1 megawatt; or
- the equipment would be installed within 1 metre of the external edge of the roof; or
- the equipment would protrude more than 0.2 metres (20cm) beyond the plane of the wall or the slope of the roof where it is being installed; or
- the equipment is being installed on a flat roof and would protrude 1 metre higher than the highest part of the roof (excluding the chimney); or
- any microgeneration solar thermal or solar PV equipment would be installed on a wall that lies within 1 metre of a junction with another wall or the roof of the building.

### Heritage Considerations

5.4.5 The installation, alteration or replacement of solar PV or solar thermal equipment on a roof slope fronting a highway on land within a Conservation Area is **not** permitted development and would require Planning Permission.

5.4.6 The installation, alteration, or replacement of solar equipment on a Listed Building or within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 5.5 Stand-alone Solar Equipment

5.5.1 Part 14, Class K of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a building other than a dwellinghouse or a block of flats.*

5.5.2 All of the following conditions must be satisfied in order for the works to be considered permitted development:

- the stand-alone solar equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- the stand-alone solar is removed as soon as reasonably practicable when no longer needed.

5.5.3 The works would **not** be permitted development and would require Planning Permission if:

- as result of the development, there would be more than 1 stand-alone solar in the curtilage of the building; or
- any part of the stand-alone solar would exceed 4 metres in height; or
- it would be installed within 5 metres of the boundary of the curtilage; or
- the surface area of the solar panels forming part of the stand-alone solar would exceed 9 square metres or any dimension of its array (including any housing) would exceed 3 metres.

5.5.4 Given the plot sizes of most small businesses' curtilage in Islington and the dense urban nature of the borough, it is unlikely that proposals for stand-alone solar equipment could satisfy the requirement for the equipment to be installed beyond 5 metres from the boundary whilst receiving adequate sunlight to successfully produce energy. Therefore, it is advised that proposals for stand-alone solar equipment are dealt with by an application for Planning Permission. If an application for a Certificate of Lawfulness is submitted, the council may request evidence that the impact of solar glare onto neighbouring properties has been investigated.

### Heritage Considerations

5.5.5 On land within a Conservation Area, the installation of any stand-alone solar equipment between the building and the adjoining highway is **not** permitted development and would require Planning Permission.

5.5.6 It is advised to apply for a Certificate of Lawfulness for the installation, alteration or replacement of stand-alone solar equipment if its planned location is within a Conservation Area so that the council can confirm that the proposal has the minimum possible impact on the amenity of the area.

5.5.7 The installation, alteration, or replacement of a stand-alone solar within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## 5.6 Air Source Heat Pumps

5.6.1 There are no permitted development rights to allow installation of air source heat pumps to non-residential premises. Therefore, the installation of an air source heat pump on a non-residential building would require Planning Permission, and Listed Building Consent if the proposal is within the curtilage of a Listed Building.

## 5.7 Ground Source Heat Pumps

5.7.1 Part 14, Class L of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a building other than a dwellinghouse or a block of flats.*

5.7.2 All of the following conditions must be satisfied in order for the works to be considered permitted development:

- the pump is removed as soon as reasonably practicable when no longer needed and the land is, as far as reasonably practicable, restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

5.7.3 The works would **not** be permitted development and would require Planning Permission if:

- the total excavation area exceeds 0.5 hectares (5000 square metres); or
- the development results in the presence of more than 1 ground source heat pump.

### Heritage Considerations

5.7.4 The installation, alteration or replacement of water source heat pumps within the curtilage of a Listed Building would require Listed Building Consent.

## 5.8 Water Source Heat Pumps

5.8.1 Part 14, Class M of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a microgeneration water source heat pump within the curtilage of a building other than a dwellinghouse or a block of flats.*

5.8.2 The works would **not** be permitted development and would require Planning Permission if:

- the total surface area covered by the water source heat pump (including any pipes) exceeds 0.5 hectares.

### Heritage Considerations

5.8.3 The installation, alteration or replacement of water source heat pumps within the curtilage of a Listed Building would require Listed Building Consent.

## 5.9 Flues for Biomass Heating Systems

5.9.1 Part 14, Class N of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a building other than -  
(a) a dwellinghouse or a block of flats; or*

*(b) a building situated within the curtilage of a dwellinghouse or a block of flats.*

- 5.9.2 There are no conditions on the installation, alteration or replacement of a flue, forming part of a microgeneration heating system on a non-residential building.
- 5.9.3 The works would **not** be permitted development and would require Planning Permission if:
- the capacity of the system that the flue would serve exceeds 45 kilowatts thermal; or
  - the height of the flue would exceed either the highest part of the roof by 1 metre or more, or the height of an existing flue which is being replaced, (whichever is highest); or
  - the installation of the flue would result in the installation on the same building of more than 1 flue forming part of either a biomass heating system or a combined heat and power system.

### **Heritage Considerations**

- 5.9.4 On land within a Conservation Area, the installation of a flue on a wall or roof slope fronting a highway would **not** be permitted development and Planning Permission would be required.
- 5.9.5 The installation of a flue within the curtilage of a Listed Building is **not** permitted development and would require Planning Permission and Listed Building Consent.

## **5.10 Flues for Combined Heat and Power Plant**

- 5.10.1 Part 14, Class O of the GPDO states that permitted development consists of:

*The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a building other than -*

- (a) a dwellinghouse or a block of flats; or*  
*(b) a building situated within the curtilage of a dwellinghouse or a block of flats.*

- 5.10.2 There are no conditions on the installation, alteration or replacement of a flue, forming part of a combined heat and power system microgeneration heating system on a non-residential building.
- 5.10.3 The works would **not** be permitted development and would require Planning Permission if:
- the capacity of the system that the flue would serve exceeds 45 kilowatts thermal; or
  - the height of the flue would exceed either the highest part of the roof by 1 metre or more, or the height of an existing flue which is being replaced, (whichever is the highest); or



- the installation of the flue would result in the installation on the same building of more than 1 flue forming part of either a biomass heating system or a combined heat and power system.

### **Heritage Considerations**

- 5.10.4 On land within a Conservation Area, the installation of a flue on a wall or roof slope fronting a highway would **not** be permitted development and Planning Permission would be required.
- 5.10.5 The installation of a flue on a Listed Building or within the curtilage of a Listed Building is not permitted development and would require Planning Permission and Listed Building Consent.

## **5.11 Mounted Wind Turbines**

- 5.11.1 There are no permitted development rights for the installation of mounted wind turbines on non-residential premises. Therefore, the installation of mounted wind turbines on non-residential premises would require Planning Permission.

### **Heritage Considerations**

- 5.11.2 The installation of mounted wind turbines on Listed Buildings or within the curtilage of a Listed Building would require Planning Permission and Listed Building Consent.

## **5.12 Stand-alone Wind Turbines**

- 5.12.1 There are no permitted development rights for the installation of stand-alone wind turbines within the curtilage of non-residential premises. Therefore, the installation of stand-alone wind turbines within the curtilage of non-residential premises would require Planning Permission.

### **Heritage Considerations**

- 5.12.2 The installation of stand-alone wind turbines within the curtilage of a Listed Building would require Planning Permission and Listed Building Consent.

## **5.13 Electrical Outlet for Recharging Vehicles**

- 5.13.1 Part 2, Class D of the GPDO states that permitted development consists of:

*The installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.*

- 5.13.2 All of the following conditions must be satisfied for the works to be considered permitted development:

- when the development is no longer needed as a charging point for electric vehicles the development is removed as soon as reasonably practicable; and
- the wall on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

5.13.3 The works would **not** be permitted development and would require Planning Permission if the outlet and its casing would:

- exceed 0.2 cubic metres; or
- face onto and be within 2 metres of a highway.

### Heritage Considerations

5.13.4 The installation, alteration or replacement of an upstand and electrical outlet within the curtilage of a Listed Building, is **not** permitted development, and would require Planning Permission and Listed Building Consent.

## 5.14 Electrical Upstand for Recharging Vehicles

5.14.1 Part 2, Class E of the GPDO states that permitted development consists of:

*The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.*

5.14.2 All of the following conditions must be satisfied for the works to be considered permitted development:

- when the development is no longer needed as a charging point for electric vehicles the development is removed as soon as reasonably practicable; and
- the land on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

5.14.3 The works would **not** be permitted development and would require Planning Permission if:

- the upstand and outlet would be within 2 metres of a highway; or
- the development would result in more than 1 upstand being provided for each parking space.

### Heritage Considerations

5.14.4 The installation, alteration or replacement of an upstand and electrical outlet within the curtilage of Listed Building, is **not** permitted development, and would require Planning Permission and Listed Building Consent.

## 6. Conclusion

- 6.1.1 This Guide gives planning advice relating to permitted development for both residential and non-residential properties. Works that satisfy the relevant criteria and conditions of permitted development will not require Planning Permission provided heritage designations do not impact this.
- 6.1.2 The GPDO can be found at:  
<https://www.legislation.gov.uk/ukxi/2015/596/contents/made>
- 6.1.3 Technical Guidance on this legislation specific to householders can be found at:  
<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>
- 6.1.4 If you are unsure as to whether your development requires Planning Permission, you can make an appointment with the Duty Planner. There is no charge for this service, and it can be accessed through the below link. However, this free advice service only relates to the carbon reduction measures listed in this Guide. For further information see this link:  
<https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/duty-planning-officer-service>
- 6.1.5 This document has been created to act as a guide on permitted development and does not form part of the London Borough of Islington's Development Plan.