



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 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	<u>Wall mounted outlet</u> Planning permission not required provided the outlet and its casing will not exceed 0.2 cubic metres, and it will not be installed within 2 metres of a highway if directly facing it and	<u>Wall mounted outlet</u> Planning permission not required provided the outlet and its casing will not exceed 0.2 cubic metres, and it will not be installed within 2 metres of a highway if directly facing it and	<u>Wall mounted outlet</u> Planning permission not required provided the outlet and its casing will not exceed 0.2 cubic metres, and it will not be installed within 2 metres of a highway if directly facing it.	<u>Wall mounted outlet</u> Planning permission not required provided the outlet and its casing will not exceed 0.2 cubic metres, and it will not be installed within 2 metres of a highway if directly facing it.	Planning permission required for both <u>wall mounted outlets</u> and <u>upstands</u> . Listed building consent potentially required for <u>wall mounted outlets</u> .

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	<p>provided it is not located on scheduled ancient monument land.</p> <p><u>Upstand</u></p> <p>Planning permission not required provided the upstand will not exceed 1.6 metres in height for residential or 2.3 metres in height for non-residential and will not be located within 2 metres of a</p>	<p>provided it is not located on scheduled ancient monument land.</p> <p><u>Upstand</u></p> <p>Planning permission not required provided the upstand will not exceed 1.6 metres in height for residential or 2.3 metres in height for non-residential and will not be located within 2 metres of a</p>	<p><u>Upstand</u></p> <p>Planning permission not required provided the upstand will not exceed 1.6 metres in height and will not be located within 2 metres of a highway.</p> <p>(No more than one upstand per parking space).</p>	<p><u>Upstand</u></p> <p>Planning permission not required provided the upstand will not exceed 1.6 metres in height and will not be located within 2 metres of a highway.</p> <p>(No more than one upstand per parking space).</p>	

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	<p>highway and provided it is not located on scheduled ancient monument land.</p> <p>(No more than one upstand per parking space).</p>	<p>highway and provided it is not located on scheduled ancient monument land.</p> <p>(No more than one upstand per parking space).</p>			
Double/triple glazing	<p>Planning permission not required provided any replacement windows are 'similar in appearance' to the existing (i.e. have</p>	<p>Planning permission not required provided any replacement windows are 'similar in appearance' to existing (i.e. have a</p>	<p>Planning permission not required provided any replacement windows are 'similar in appearance' to existing (i.e. have a</p>	<p>Planning permission may be required if the Article 4 Direction places restrictions on the replacement of windows or doors.</p>	<p>Listed building consent will be required.</p>

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	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).	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).	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).		
External wall insulation	Planning permission not required.	Planning permission required.	Planning permission required.	Planning permission required.	Listed building consent required.
Internal wall insulation	Not development (planning permission not required).	Not development.	Not development.	Not development.	Listed building consent required.

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Ground source heat pumps	Planning permission <u>not</u> required.	Planning permission <u>not</u> required.	Planning permission <u>not</u> required.	Planning permission <u>not</u> required.	<p>Planning permission <u>not</u> required.</p> <p>Listed building consent required if likely to affect a listed building or structure.</p>
Air source heat pump (ASHP)	Planning permission not required provided -	Planning permission not required provided -	Planning permission not required provided -	Planning permission not required provided -	Planning permission required.

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<p>IMPORTANT: Noise Standards</p> <p>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'.</p> <p>Please see Microgeneration Certificate Scheme (MCS) Planning</p>	<p>a) No more than 1 ASHP</p> <p>b) No wind turbines</p> <p>c) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 0.6 cubic metres</p> <p>d) No part of the ASHP will be installed within 1 metre of the boundary</p>	<p>a) No more than 1 ASHP</p> <p>b) No wind turbines</p> <p>c) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 0.6 cubic metres</p> <p>d) No part of the ASHP will be installed within 1 metre of the boundary</p>	<p>a) No more than 1 ASHP</p> <p>b) No wind turbines</p> <p>c) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 0.6 cubic metres</p> <p>d) No part of the ASHP will be installed within 1 metre of the boundary</p>	<p>a) No more than 1 ASHP</p> <p>b) No wind turbines</p> <p>c) The volume of the ASHP's outdoor compressor unit (including any housing) will not exceed 0.6 cubic metres</p> <p>d) No part of the ASHP will be installed within 1 metre of the boundary</p>	<p>Listed building consent required if likely to affect a listed building or structure.</p>

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<p>Standards (MCS 020) - UNDER REVIEW</p> <p>https://mcscertified.com/wp-content/uploads/2021/10/MCS-020.pdf</p> <p>https://mcscertified.com</p>	<p>e) The ASHP will not be installed on a pitched roof</p> <p>f) The ASHP will not be installed on a flat roof <u>and</u> be within 1 metre of the external edge of that roof</p>	<p>e) The ASHP will not be installed on a pitched roof</p> <p>f) The ASHP will not be installed on a flat roof <u>and</u> be within 1 metre of the external edge of that roof</p>	<p>e) The ASHP will not be installed on a pitched roof</p> <p>f) The ASHP will not be installed on a flat roof <u>and</u> be within 1 metre of the external edge of that roof</p> <p>g) The ASHP will not be installed on a wall or a roof which fronts a highway</p> <p>h) The ASHP will not be installed so that it is nearer to any highway which</p>	<p>e) The ASHP will not be installed on a pitched roof</p> <p>f) The ASHP will not be installed on a flat roof <u>and</u> be within 1 metre of the external edge of that roof</p> <p>g) The ASHP will not be installed on a wall or a roof which fronts a highway</p> <p>h) The ASHP will not be installed so that it is nearer to any highway which</p>	

Measure	Dwelling (excluding those that have had permitted development rights removed, or those located within the AONB or a conservation area)	Dwelling in 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
			bounds the curtilage of the site than the part of the dwellinghouse, which is nearest to that highway	bounds the curtilage of the site than the part of the dwellinghouse, which is nearest to that highway	
Roof mounted solar PV/solar thermal equipment	<p>Planning permission not required provided -</p> <p>a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof</p>	<p>Planning permission not required provided -</p> <p>a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof</p>	<p>Planning permission not required provided -</p> <p>a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof</p>	<p>Planning permission not required provided -</p> <p>a) The solar PV will not protrude more than 0.2 metres beyond the plane of the wall or the roof</p>	<p>Listed Buildings consent will be required.</p> <p>Planning permission will be required.</p>

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	<p>slope when measured from the perpendicular with the external surface of the wall or roof slope</p> <p>b) The solar PV will not be higher than the highest part of the roof (excluding any chimney)</p> <p>c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest</p>	<p>slope when measured from the perpendicular with the external surface of the wall or roof slope</p> <p>b) The solar PV will not be higher than the highest part of the roof (excluding any chimney)</p> <p>c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest</p>	<p>slope when measured from the perpendicular with the external surface of the wall or roof slope</p> <p>b) The solar PV will not be higher than the highest part of the roof (excluding any chimney)</p> <p>c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest</p>	<p>slope when measured from the perpendicular with the external surface of the wall or roof slope</p> <p>b) The solar PV will not be higher than the highest part of the roof (excluding any chimney)</p> <p>c) In the case of solar PV on a flat roof, the solar PV will not be 0.6 metres higher than the highest</p>	

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	<p>part of the roof (excluding any chimney)</p> <p>d) The solar PV will not be installed on a building within the curtilage of a of a listed building</p> <p>e) Not on scheduled ancient monument land</p>	<p>part of the roof (excluding any chimney)</p> <p>d) The solar PV will not be installed on a building within the curtilage of a of a listed building</p> <p>e) Not on scheduled ancient monument land</p>	<p>part of the roof (excluding any chimney)</p> <p>d) The solar PV will not be installed on a building within the curtilage of a listed building</p> <p>e) The solar PV will not be installed on a wall which fronts a highway</p> <p>f) Prior Approval will be required where solar panels are located on a flat</p>	<p>part of the roof (excluding any chimney)</p> <p>d) The solar PV will not be installed on a building within the curtilage of a listed building</p> <p>e) The solar PV will not be installed on a wall which fronts a highway</p>	

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			roof in conservation areas and National Landscapes		
Ground mounted solar PV	<p>Planning permission is not required provided -</p> <ul style="list-style-type: none"> 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 	<p>Planning permission is not required provided -</p> <ul style="list-style-type: none"> 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 	<p>Planning permission is not required provided -</p> <ul style="list-style-type: none"> 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 	<p>Planning permission is not required provided -</p> <ul style="list-style-type: none"> 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 	Planning permission required.

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	<p>installed within 5 metres of the boundary of the curtilage of the site</p> <p>d) The stand-alone solar will not be installed within the curtilage of a listed building</p> <p>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</p>	<p>installed within 5 metres of the boundary of the curtilage of the site</p> <p>d) The stand-alone solar will not be installed within the curtilage of a listed building</p> <p>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</p>	<p>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</p> <p>d) The stand-alone solar will not be installed within 5 metres of the boundary of the curtilage of the site</p>	<p>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</p> <p>d) The stand-alone solar will not be installed within 5 metres of the boundary of the curtilage of the site</p>	

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	<p>its array (including any housing) will not exceed 3 metres</p> <p>f) Not on scheduled ancient monument land</p>	<p>its array (including any housing) will not exceed 3 metres.</p> <p>f) Not on scheduled ancient monument land</p>	<p>e) The stand-alone solar will not be installed within the curtilage of a listed building</p> <p>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.</p>	<p>e) The stand-alone solar will not be installed within the curtilage of a listed building</p> <p>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.</p>	

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