

Will I need planning permission for external solid wall insulation?

PROTECTED AREAS

Houses in Conservation Areas, Areas of Outstanding Natural Beauty or the World Heritage Site will require planning permission for external wall insulation since it could alter the character of the protected area. If you live in Bath, you are in most cases within the World Heritage Site.

OUTSIDE PROTECTED AREAS

Outside of these protected areas, external wall insulation is “permitted development” as set out in Class A, Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008, 2013 and 2014), providing it meets the following condition:

A.3 Development is permitted by Class A subject to the following conditions-

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

In other words, external wall insulation does not require planning consent, as long as the materials that you intend to use are of a similar appearance to the existing finish of the building in terms of their overall colour, style and finish, but this does not mean that they need to be the exact same materials.

LISTED BUILDINGS

If you are in a listed building, regardless of whether you are in one of these protected areas, you will also require Listed Building Consent.

ADVICE AVAILABLE

Within a protected area, we advise that you contact the Council’s planning office and undertake a pre-application process prior to submitting a full application, to give guidance on whether your proposal will be accepted. There is a charge of £50+ VAT per hour for Planning Officer advice or £70+ VAT for

Senior Planning Officer advice for this service. Full householder planning application will cost £172 for alterations to a single dwelling.

If you are **outside the protected area**, you can make an enquiry to the Council's planning office as to the need for planning permission, attaching photographs of the existing external walling and details of the proposed cladding. Details of how the external cladding would be finished off around door and window openings should also be shown. There is a charge of £30 +VAT for this service.¹

Enquiries can be made on 01225 394041, by e-mailing development_control@bathnes.gov.uk or you can write to Development Management, Bath & North East Somerset Council, PO Box 5006, Bath, BA1 1JG.

Disclaimer: This is intended as an introductory guide and is not a definitive source of legal information. This advice is not binding on any future decisions made by the Council.

¹ While it should be possible in most cases to decide whether or not a proposed project qualifies as permitted development (PD) there will inevitably be instances where the decision is less clear cut. For peace of mind you may choose to apply for a Lawful Development Certificate. This is not the same as planning permission but is proof that your household building work is lawful. The charge would be half the fee payable as if making a planning application, if the works have not been carried out prior to application.