

Planning guide 01

Extensions and conservatories

Do I need planning permission to build a conservatory or an extension to my home?

If your home is a flat, you **will** need to apply for planning permission. You may also need permission from your landlord if you are a tenant, or from your mortgage company if you do not own the property outright.

If your home is a house and you occupy all of it, you will need to apply for planning permission if the extension -

- is more than 4 metres high and is also within 2 metres of the boundary

- is higher than the highest part of the roof of your house

- is nearer the road than the original house, or within 20 metres of the road, whichever is the closer

- is more than 115 cubic meters in total

- covers more than 50% of the area around the "original house"

You will also need planning permission if -

- your property is a detached or semi-detached house, **not in a conservation area**, and the proposal results in the

- cubic content of the "original house" being enlarged by more than 70 cubic metres or 15% whichever is the greater

- your property is a terraced house or any house **in a conservation area**, and your proposal results in the cubic content of the "original house" being enlarged by more than 50 cubic metres or 10%, whichever is the greater

- your home is covered by an Article 4 direction.

- your home is a listed building.

How do I calculate cubic content?

You will need to count other buildings within the grounds of your house against the extension allowance if they are within five metres of the house.

If your house is in a conservation area, new buildings within the grounds of a house that have a cubic content of 10 cubic metres or more will be treated as extensions.

If your house is not in a conservation area, the new buildings within the grounds of the house that have a cubic content of at least 10 cubic metres are treated as extensions if they are within five metres of the house.

What if I carry out work without planning permission?

Carrying out work without permission where permission is needed may be a criminal offence in some circumstances and can also be subject to a fine and the cost of reinstating any changes.

It is always in your interest to check if permission is needed before carrying out any work.

Where to get more help

Duty Planner Service

5th floor
Camden Town Hall
Argyle Street
London WC1 8EQ
020 7974 1911

A walk in service is available, no appointment needed

Monday to Friday
9.00 to 5.00

Thursday
Late opening until 7.00

Our website

www.camden.gov/planning

You can download the forms and guidance you need to apply for planning permission and our free publications.

Other formats and languages

We can produce this leaflet in other formats (for example large print) or have it translated into any language. Please contact us for details at -

020 7974 2025
performance.support@camden.gov.uk

Jargon Buster

Conservation area An area designated by the Council under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Council will seek to preserve and enhance the character and appearance of these areas.

Article 4 direction A power available under the 1995 Town and Country Planning (General Permitted Development) Order allowing the Council, in certain instances, to restrict permitted development rights. Details of properties affected by Article 4 Directions can be viewed on the website or obtained from the Duty Planner

Listed buildings The Secretary of State for Culture, Media and Sport compiles a list of buildings of special architectural or historic interest for the guidance of local planning authorities in the exercise of their planning functions under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990. Buildings are graded as follows:

Grade I - Buildings of exceptional interest
Grade II* - Particularly important buildings of more than special interest
Grade II - Buildings of special interest

Most works to a listed building require listed building consent

"original house" defined as a house as originally built, or as it existed on 1 July 1948, whichever is the later date.

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