

Getting consent



Do conservatories need planning permission?

Some do and some don't! Contrary to what many people believe, glass buildings are no different to any solid extension when it comes to planning permission - the same rules apply.

Your home may have permitted development rights, which means that you can add a relatively small extension without having to apply for planning permission.

In many situations though, for example where permitted development rights have been used up or the proposed extension is larger than the allowance, planning permission is required. If you live in a flat, maisonette or a listed building you will always need planning permission.

The rules regarding permitted development rights are very simply explained in the excellent booklet 'Planning: A Guide for Householders' which is available to download at www.communities.gov.uk/publications/planningandbuilding/planning-guide. Or call M&L and we'll be pleased to help.

If planning permission is required then M&L will obtain it on your behalf as part of our service. Our designers have vast experience of dealing with planning permission, and once they have visited your home they will have a good idea if planning is required and if it can realistically be obtained.

Is it difficult to get planning permission?

It is usually a straightforward process provided a sensitive design is proposed and a thorough application is submitted.

Once the application is registered by the council your neighbours and other interested parties will be notified and can comment on the application. It is usually a good idea to discuss your plans with your neighbours, particularly if you think they may object.

The council should make a decision within eight weeks, unless the application is controversial and has to be decided by a planning committee.

The vast majority of planning applications that we submit progress smoothly and are granted.

My home is in a conservation area - does that make a difference?

No significant difference. Your permitted development allowance will be lower and the council will be keen to ensure the highest quality of design and materials are being used. Otherwise it will be a normal planning application.

I live in a listed building - is it likely that I will be able to add a conservatory?

Yes, around 40% of the conservatories that we build are on listed buildings. As long as the design and scale are appropriate, it is usually



no problem, particularly for Grade II listed buildings. Listed building consent will be required, but we will take care of that on your behalf.

Grade II* and Grade I listed buildings are more sensitive and will also require input from English Heritage, but we have built conservatories on these too.

Like planning permission, Listed Building Consent applications should be decided within 8 weeks.

And what about building regulations?

Building regulations are not to be confused with planning permission - they are very different. Building regulations exist to ensure the health and safety of people in and around buildings. Crucially, they are also concerned with energy conservation.

Building regulations do not apply to all conservatories – it depends on their size and design. The rules and regulations are fairly complex, but we deal with the details on your behalf. Rest assured that our conservatories are built to the highest specifications in order to comply with the stringent regulations.

What other consents might be required?

Occasionally other consents are needed, such as Party Wall agreements, Crown Estate permission or Freeholder's consent. We have considerable experience in all these areas and know how to successfully and efficiently make it happen.



I've been told I definitely won't get permission- can you help?

Surprisingly often clients have been mis-informed that it will not be possible to obtain permission to build a conservatory on their home.

Our experience and sensitive approach to design mean that we have been able to obtain planning permission for clients where it has previously been refused.

Why not call or pop into our Ebury Street store and design studio- we'd be happy to discuss the feasibility with you.

Most importantly, don't feel overwhelmed by the consents required. We have 30 years experience of successfully guiding our clients through them.

