

## Managing change in Conservation areas

### Table of proposed changes to the General Development Order

November 2023

Types of works	Existing regulatory control in conservation area (CA)	Proposed change to GDO	Proposed controls after change
Part 1: Works to and within the curtilage of a dwellinghouse			
<p>A.1 The erection, construction or placing, and the maintenance, improvement or other alteration within, the curtilage of a dwelling-house of –</p> <p>(a) a structure required for a purpose (other than human habitation) incidental to the enjoyment of the dwelling-house as such;</p> <p>(b) an extension to a dwelling, including a conservatory, canopy or porch, or the conversion of a garage attached to a dwelling, for human habitation;</p> <p>(c) the replacement of any conservatory roof;</p> <p>(d) the installation of a retractable awning on the dwelling-house</p>	<p>Planning permission currently not required in CA</p>	<p>Add a provision to A.2 to require planning permission for works within a CA where they are visible from a road or the foreshore.</p>	<p>Planning permission would be required if: the dwelling-house is in a CA, and the work is visible from a road or the foreshore (with the exception of a flagpole).</p>
<p>B.1 The erection, construction, maintenance, improvement or other alteration within the curtilage of a dwelling-house of a gate, fence, wall or other means of enclosure.</p>	<p>Planning permission required where the dwelling-house is in a CA, if the works are in front of a principal elevation</p>	<p>Add a provision to B.2 to also require planning permission for works within a CA where they are visible from a road or the foreshore.</p>	<p>Planning permission would be required if: the dwelling-house is in a CA, and the works are in front of a principal elevation or are visible from a road or the foreshore.</p>

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C.1 The formation within the curtilage of a dwelling-house of a driveway, turning area, car park, patio, pathway, decked area or other hardstanding or raised planting area, or the conversion of any driveway, turning area, car park, patio, pathway, decked area or other hardstanding to a lawn or planting area.	Planning permission required where the dwelling-house is in a CA	Add a provision to C.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the dwelling-house is in a CA, and the work is visible from a road or the foreshore.
D.1 The erection, construction or placing, maintenance, improvement or other alteration within the curtilage of a dwelling-house of a tank for the storage of liquid or gaseous fuel for use for the domestic purposes of the dwelling-house.	Planning permission required where the dwelling-house is in a CA	Add a provision to D.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the dwelling-house is in a CA, and the work is visible from a road or the foreshore.
E.1 The conversion within a dwelling-house of the roof space for use as habitable accommodation or other purposes ancillary to its use as a dwelling, including the insertion of 1 or more dormer windows or skylights.	Planning permission currently not required in CA	Add a provision to E.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the dwelling-house is in a CA, and the work is visible from a road or the foreshore.
F.1 The placing of vents, flues, chimneys and similar items, and minor alterations to any dwelling.	Planning permission currently not required in CA	Add a provision to F.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the building is in a CA, and the work is visible from a road or the foreshore.

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Part 2: Works to and within the curtilage of flats			
A.1 The conversion of the roof space for use for habitable accommodation or other purposes ancillary to the use of a flat, including the insertion of 1 or more dormer windows or skylights.	Planning permission currently not required in CA	Add a provision to A.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the building is within a CA and the work is visible from a road or the foreshore.
AA.1: The installation of a retractable awning on a building.	Planning permission currently not required in CA	Add a provision to AA.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the building is within a CA and the work is visible from a road or the foreshore.
B.1 The erection, construction, maintenance, improvement or other alteration within the curtilage of a building containing a flat of a gate, fence, wall or other means of enclosure.	Planning permission required where the building is in a CA	Add a provision to B.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the building is within a CA and the work is visible from a road or the foreshore.
C.1 The formation within the curtilage of a building containing a flat of a driveway, turning area, car park, patio, pathway, decked area or other hardstanding, or raised planting area, or the conversion of any driveway, turning area, car park, patio, pathway, decked area or other hardstanding to a lawn or planting area.	Planning permission required where the building is in a CA	Add a provision to C.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the building or its curtilage is within a CA and the work is visible from a road or the foreshore.

Types of works	Existing regulatory control in conservation area (CA)	Proposed change to GDO	Proposed controls after change
D.1 The erection, construction or placing, maintenance, improvement or other alteration within the curtilage of a building containing a flat or a tank for the storage of liquid or gaseous fuel for use for the domestic purposes of the dwellings.	Planning permission required where the building is in a CA	Add a provision to D.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the building is within a CA and the work is visible from a road or the foreshore.
E.1 The placing of vents, flues, chimneys and similar items, and minor alterations to any dwelling forming part of a building.	Planning permission required where the building is in a CA	Add a provision to E.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the building is within a CA and the work is visible from a road or the foreshore.
Part 3: Repairs, maintenance and minor works			
A.1 The painting of the exterior, or any part of the exterior of a building or other structure.	Planning permission required where the building is in a CA, and the part of the building to be painted has never been painted.	Add a provision to A.2 to instead require planning permission for works in a CA where the part of the building to be painted is visible from a road or the foreshore and the appearance of the building would be materially altered by the painting.	Planning permission would be required if: the building is within a CA, the part of the building to be painted is visible from a road or the foreshore and the appearance of the building would be materially altered by the painting.
AB.1 Minor below-ground engineering work of bore holes, drains and other services.	Planning permission required where the land is in a CA.	Remove a provision in AB.2 to remove requirement for planning permission for works in a CA.	Planning permission would not be required in a CA.
B.1 The erection, construction or placing and the maintenance, improvement or other alteration of television, radio or other antennae.	Planning permission required where the building on which the installation is placed is in a CA and the installation would face a road	Add a provision to B.2 to instead require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the building on which the installation is placed is in a CA and the works are visible from a road or the foreshore.

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BA.1: The installation of a security camera on a building.	Planning permission currently not required in CA	Add a provision to BA.2 to require planning permission for installations in a CA where they are visible from a road or the foreshore. Add a condition BA.4 to limit unit size in a CA to 150mm in any dimension (width, length or depth).	Planning permission would be required if: the building is in a CA and the installation would be visible from a road or the foreshore. Dimensions of installations in a CA (length, width, depth) must not exceed 150mm.
BB.1: The installation of a retractable awning on a building that is day care accommodation or a school.	Planning permission currently not required in CA	Add a provision to BB.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the building is in a CA and the works are visible from a road or the foreshore.
C.1: The provision on land of a building, movable structure, work, vehicular access, plant or machinery required temporarily in connection with and for the duration of any works permitted by the Minister under any enactment being or to be carried out on, in, under or over that land or adjoining land.	Planning permission currently not required in CA	Add a provision to C.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the works are in a CA and are visible from a road or the foreshore.
D.1 Any operation carried out within the boundaries of a private way for the purpose of improving the private way, including the installation of lamp standards, seats, cycle racks, refuse bins, bollards, barriers for the control of people or vehicles, and similar structures required in	Planning permission required where the land is in a CA	Add a provision to D.1 to include works to construct, maintain, improve or otherwise alter the surface of the private way.  Add a provision to D.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the land is in a CA, and the works (including works to the road or path surface) are visible from a road or the foreshore.

Types of works	Existing regulatory control in conservation area (CA)	Proposed change to GDO	Proposed controls after change
connection with the private way.			
<p>F.1 The carrying out of any of the various works to a building –</p> <ul style="list-style-type: none"> <li>(a) the replacement of a window or door;</li> <li>(b) the replacement of a ground floor window with a door or a ground floor door with a window;</li> <li>(c) the creation of new window and door openings on the ground floor;</li> <li>(d) the replacement of roof coverings including a height increase of up to 15 centimetres and the alteration of rain water goods and verges to accommodate the height increase;</li> <li>(e) the installation of a dormer window or a skylight;</li> <li>(f) the installation of a sun-pipe;</li> <li>(g) the blocking up of a window or door;</li> <li>(h) the reduction of window openings above the ground floor;</li> <li>(i) the replacement of dormer windows and skylights;</li> <li>(j) the reduction or enlarging of windows or doors on the ground floor;</li> <li>(k) the re-rendering (up to a maximum additional wall thickness of 15 centimetres) of areas of a</li> </ul>	<p>Planning permission required where the building is in a CA</p>	<p>Add a provision to F.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.</p>	<p>Planning permission would be required if: the building is in a CA, and the works are visible from a road or the foreshore.</p>

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building that are already rendered including the installation of external insulation systems in the render finish.			
K.1 The carrying out of work for the maintenance or repair of a building.	Planning permission required where the building is in a CA	Add a provision to K.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the building is in a CA and the works are visible from a road or the foreshore.
L.1 The installation, alteration or replacement of gutters, hoppers, downpipes, drains or other rainwater goods, or verges or fascia boards on a building.	Planning permission currently not required in CA	Add a provision to L.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the building is in a CA and the works are visible from a road or the foreshore.
M.1 The maintenance or replacement of an existing driveway, turning area, car park, patio, pathway, decked area or other hardstanding or the conversion of any existing driveway, turning area, car park, patio, pathway, decked area or other hardstanding to a lawn or planting area within the curtilage of any building.	Planning permission required where the building is in a CA	Add a provision to M.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the building is in a CA and the works are visible from a road or the foreshore.
N.1: The installation of electricity meter boxes	Planning permission currently not required in CA	Add a provision to N.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the building is in a CA and the works are visible from a road or the foreshore.
Proposed new Class: O.1: The installation of apparatus to provide external illumination.	n/a (new class)	Add a new Class O and provisions O.1 and O.2 to require planning permission for works to externally illuminate a building or structure where they are in a CA	Planning permission would be required if: the land or building are in a CA and the area illuminated is visible from a road or the foreshore.

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		and visible from a road or the foreshore.	
Part 4: Renewable energy equipment			
A.1 The installation of solar panels or a similar device at ground level or on a sloping roof plane or flat roof.	Planning permission required where the land or building on which the installation is placed is in a CA and the installation would be located on a principal elevation.	Add a provision to A.2 to instead require planning permission for installations in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the land or building is in a CA, and the installation would be visible from a road or the foreshore.
B.1 The installation of a ground or air-source heating system.	Planning permission required where the land or building on which the installation is placed is in a CA and the installation would be located on a principal elevation.	Add a provision to B.2 to instead require planning permission for installations in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the land or building is in a CA, and the installation would be visible from a road or the foreshore.
C.1 The erection of a single wind-turbine for the generation of electricity on or within the curtilage of any building.	Planning permission required where the turbine would be attached to a building in a CA, but not where the turbine would be free-standing in a CA.	Add a provision to C.2 to also require planning permission for free-standing turbines in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the turbine is free-standing in a CA and would be visible from a road or the foreshore; or the turbine would be attached to a building in a CA.
Part 5: Development at industrial sites or similar			
B.1 Extensions to industrial and warehouse buildings	Planning permission required where the building is in a CA	Add a provision to B.2 to instead require planning permission for works in a CA only where they are visible from a road or the foreshore.	Planning permission would be required if: the building is in a CA and the works are visible from a road or the foreshore.



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<b>Part 6: Work undertaken by public authorities</b>			
A.1 The erection or construction, or the maintenance, improvement or other alteration by a public authority of – lamp standards, bus shelters, public seats, fire alarms, cycle racks, security cameras, refuse bins, bollards, barriers for the control of people and vehicles and similar structures required in connection with the operation of a public service administered by them.	Planning permission currently not required in CA	Add a provision to A.1 to include “road surfaces or the surfaces of other public areas administered by the public authority”.  Add a provision to A.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the land is in a CA and the works are visible from a road or the foreshore.
B.1 The carrying out by a provider of drains, gas, water, electricity or telecommunications services to the public of work necessary to lay, place, inspect, repair or renew a drain, sewer, main, pipe, line or cable or other apparatus for the provision of a service to the public or any portion of the public.	Planning permission currently not required in CA	Add a provision to B.2 to require planning permission for works in a CA where they are visible from a road or the foreshore.	Planning permission would be required if: the land is in a CA and the works are visible from a road or the foreshore.
<b>Part 9: Emergency development</b>			
A.1 Emergency works Covid-19 (summarised) Development consisting of (a) work or (b) a change of use of land, by the Minister, as may reasonably be	Planning permission currently not required in CA	Add provisions to A3 to require planning permission where it involves works in a CA which damage or significantly impair the character or appearance of the land.	Planning permission would be required if: the land is in a CA and the works damage or significantly impair the character or appearance of the land.

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required to deal with the Covid-19 outbreak in Jersey or aftermath of that outbreak.			

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