

General Permitted Development Order 2015 –

The Order sets out when development needs planning permission and what is permitted development. The Order is subject to regular Amendments and the content of this document is correct as of April 2024. Before undertaking works it is always good practice to check with the Council if you need planning permission or not.

Change of Use – Some changes of use may require planning permission or prior notification. Current requirements should be checked with the Council.

Advertisements – Advertisement Consent may be required for the following types of advertisement:

- When illuminated.
- Where located at first floor.
- For projecting signs.

Further Information About Conservation Areas

To find out more get in touch with the Council's Planning Department:

E-mail – dev.control@hullcc.gov.uk

Telephone – 01482 300300

Post – The Guildhall, Alfred Gelder Street, Hull, HU1 2AA

Website - <https://www.hull.gov.uk/building-standards-regulations/conservation-areas>

Conservation Areas

Commercial Buildings

Conservation Areas are locally designated heritage assets which define areas of special architectural and historic interest. Hull has 26 Conservation Areas which include the Old Town, housing suburbs, historic settlements and industrial areas.

The intention of a Conservation Area is not to stop development but to ensure that it's character and appearance is preserved or enhanced. For this reason, 'permitted development rights' are removed for certain works of external alteration and extension, along with controls over demolition, certain types of advertisements, and for some changes of use. Additional specific planning controls are also withdrawn by Article 4 Directions.

Further Information on each of the Council's Conservation Areas and Article 4 Directions can be found on the Council's website.

Planning Permission Requirements

Shops, Financial & Professional Services:

- For the alteration of the type of building (*Typically planning permission is needed to alter a shop front*).
- When an extension would exceed by 25% or 50 square metres (whichever is the lesser) the gross floor space of the original building.
- If the extension does not use materials which have a similar external appearance to the building being extended.
- For the extension or erection of a construction facility within the curtilage of a shop.
- For the modification of a loading bay of a shop.

Office Buildings:

- When an extension would exceed by 25% or 50 square metres (whichever is the lesser) the gross floor space of the original building
- If the extension does not use materials which have a similar external appearance to the building being extended.
- For any alteration - *i.e. new windows*.

Waste Management Facilities:

- For the extension or alteration of a building.
- For the installation of replacement plant or machinery.

Warehouses:

- For a new building where the gross floor space would exceed 100 square metres.
- Where an extension would exceed by 10% or 500 square metres (whichever is lesser) of the gross floor space of the original building.
- For any building or extension or alteration where the materials are not of a similar external appearance to the existing warehouse or building being extended.

School, College, University & hospital building.

- For any new building erected which is not constructed using materials which have a similar external appearance to those used for the original school, college, university or hospital buildings.
- For any extension or alteration which is not constructed using materials which have a similar external appearance to those used for the building being extended or altered.

For the installation or alteration of:

- **Solar Equipment** – Where installed on a wall fronting a highway and certain locations within the curtilage of a building.
- **Biomass heating, combined heat and power system flues** – Where installed on a wall or roof slope which fronts a highway.