



Local Development Order for replacement windows and doors in flats

Background and aims

The replacement windows and doors Local Development Order (LDO) applies to purpose built flats, dwelling houses which have been subdivided into two or more self contained units and flats above town centre uses.

The aim of the LDO is to assist landlords, leaseholders and freeholders by speeding up the process, providing certainty of outcome and reducing the cost of replacing windows and doors in flats. The proposal will also result in financial savings to the council as it seeks to implement the window replacement programme across its housing stock. In addition there would be scope for more time and resources to be spent on replacement window applications within conservation areas and on listed buildings so a higher quality design can be achieved within Norwich's historic environments.

What does the LDO permit?

The order allows for windows and doors to be replaced within flats and communal areas of flats without the need for planning permission, subject to conditions. It only applies to the replacement of windows and doors and does not remove the need to apply for planning permission for the enlargement of existing openings, the provision of new openings or any other alterations.

Area covered by the LDO

The order will operate across the whole of the Norwich City Council area, excluding the Broads Authority area. However the order would not apply in conservation areas, on statutory listed buildings, Scheduled Monuments, any locally listed buildings recognised by the council or on buildings located within a registered park or garden.

Conditions

The full list of conditions attached to the LDO, is set out below.

- 1) Where more than 67 per cent of all the windows in an elevation are to be replaced, all replacement windows must be of a uniform material, colour and style
- 2) Where fewer than 67 per cent of windows in an elevation are to be replaced, replacement windows must match the material, colour and style of the predominant design of windows elsewhere in the elevation.

3) Any window at first floor level or above which is currently obscure-glazed, shall be replaced with an obscure-glazed window to an equivalent specification.

4) Any window at first floor level or above which is currently non-opening should be replaced with a non-opening window unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Advisory notes

The following should also be noted:

1) No development within a conservation area or affecting a statutory listed building, Scheduled Monument, locally listed building or building located within a registered park or garden is allowed under the order. If there is any doubt regarding this please contact Norwich City Council on 0344 980 3333 or email planning@norwich.gov.uk

2) If you wish formal confirmation that planning permission is not required an application for a Certificate of Lawfulness should be submitted to the council. This is not compulsory; however, before starting any works you are obliged to ensure that the works are lawful. Should any unlawful development take place, Norwich City Council may take enforcement action.

3) Consent under building regulations is required for replacement windows for which a certificate can be issued by a FENSA registered installer or through an application to CNC Building Control. Further details of this can be obtained from CNC Building Control on 01603 430 100 or email enquiries@cncbuildingcontrol.gov.uk

4) If you are not the owner of the flat, permission should be sought from the landlord.

Compliance and monitoring

Any proposal which conforms to the criteria and conditions set out above can take place without planning permission. Written confirmation or a Certificate of Lawfulness is not required. The LDO will be subject to regular review and will be reported through the Annual Monitoring Report.

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