

Local Development Order for replacement windows and doors in flats

Guidance note on implementation of the proposed LDO

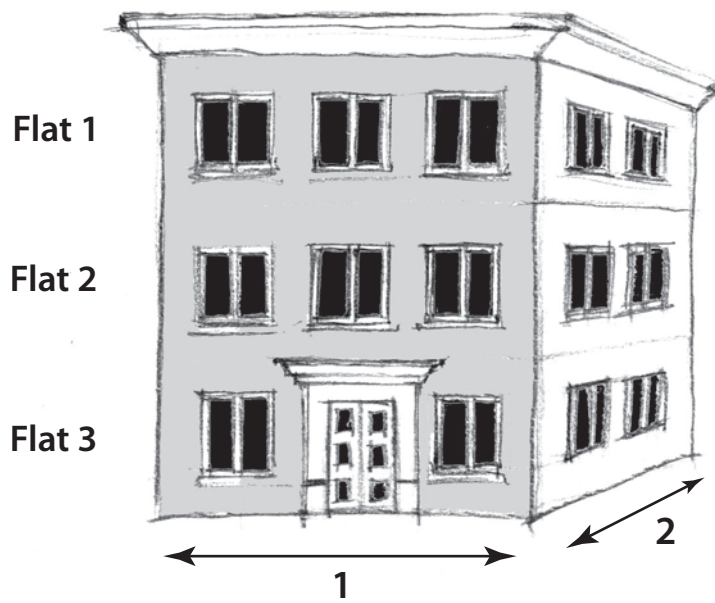
The Local Development Order allows for windows and doors to be replaced within flats and communal areas of flats without the need for planning permission, subject to the following conditions being met:

- 1) Where more than 67 per cent of all 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.

The LDO applies to the whole of the Norwich City Council area (excluding the Broads Authority Area) but does not apply to flats within 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.

This guidance note helps define the meaning of the term elevation for the purpose of conditions one and two of the order and sets out examples of when planning permission would or would not be required. It is not possible for it to cover all examples of flats and elevations and if there is an element of doubt please contact Norwich City Council planning services on 0344 980 3333 or email planning@norwich.gov.uk.

Purpose built flats



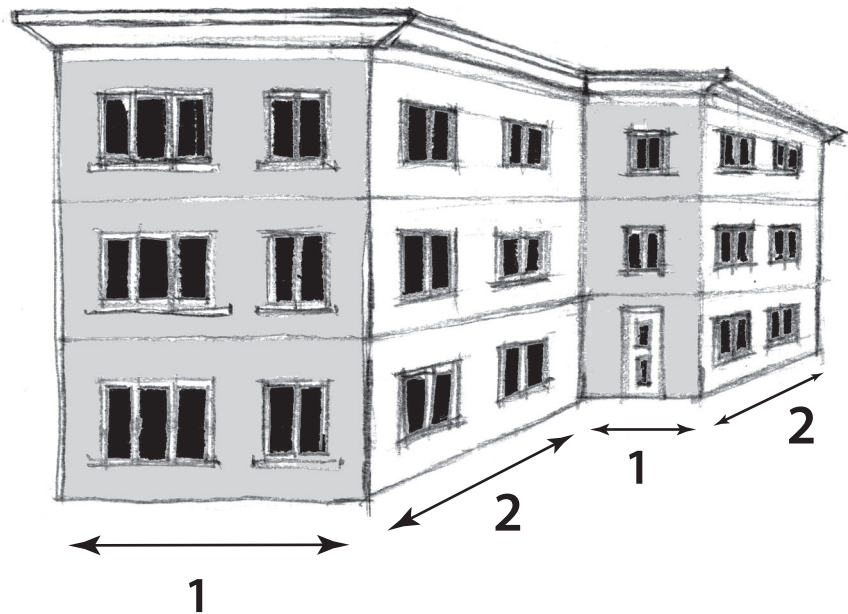
Elevation 1

has 8 windows. If 6,7 or 8 windows are replaced and all of the new windows are of a uniform colour, material and style, planning permission is not required. If only 1, 2, 3, 4 or 5 windows are proposed to be replaced planning permission is required, if the replacement windows do not match the material, colour and style of the predominant design of windows elsewhere in the elevation.

Elevation 2

has 6 windows. If 5 or 6 windows are replaced planning permission is not required.

In this example if flats 1 and 2 had already changed their windows (and the windows at flats 1 and 2 were of uniform colour, material and style), planning permission would not be required to change the windows at flat 3 provided these would be of uniform colour, material and style to the windows at flats 1 and 2.



Elevation 1

has 8 windows. If 6, 7 or 8 windows are replaced and all of the new windows are of a uniform colour, material and style, planning permission is not required. If only 1, 2, 3, 4 or 5 windows are proposed to be replaced planning permission is required, if the replacement windows do not match the material colour and style of the predominant design of windows elsewhere in the elevation.

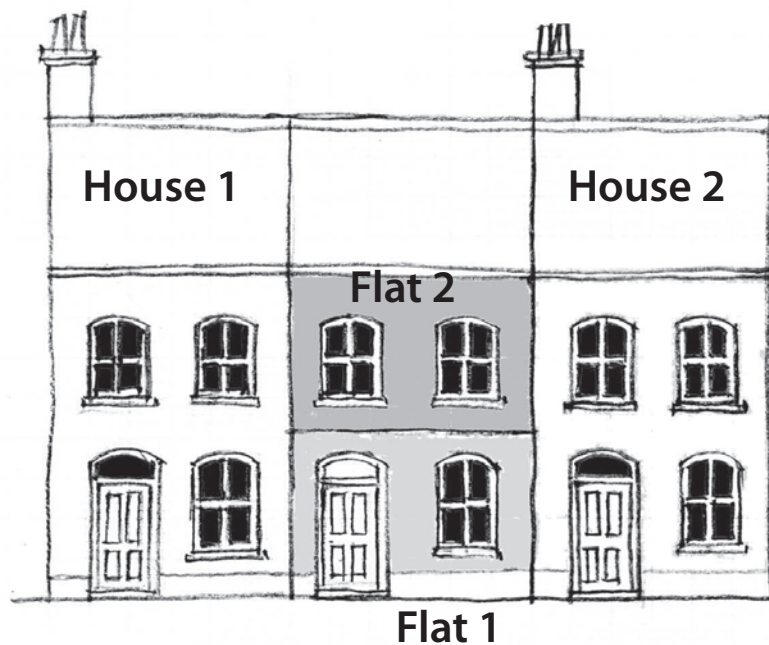
Elevation 2

has a total of 12 windows. If 9, 10, 11 or 12 of the windows are replaced, planning permission is not required.



In this example there are 9 windows within the front elevation (2 for each of the flats and 1 for the communal stairwell). If 7, 8 or 9 of the windows were replaced, planning permission would not be required.

Dwellings subdivided into two or more self contained units



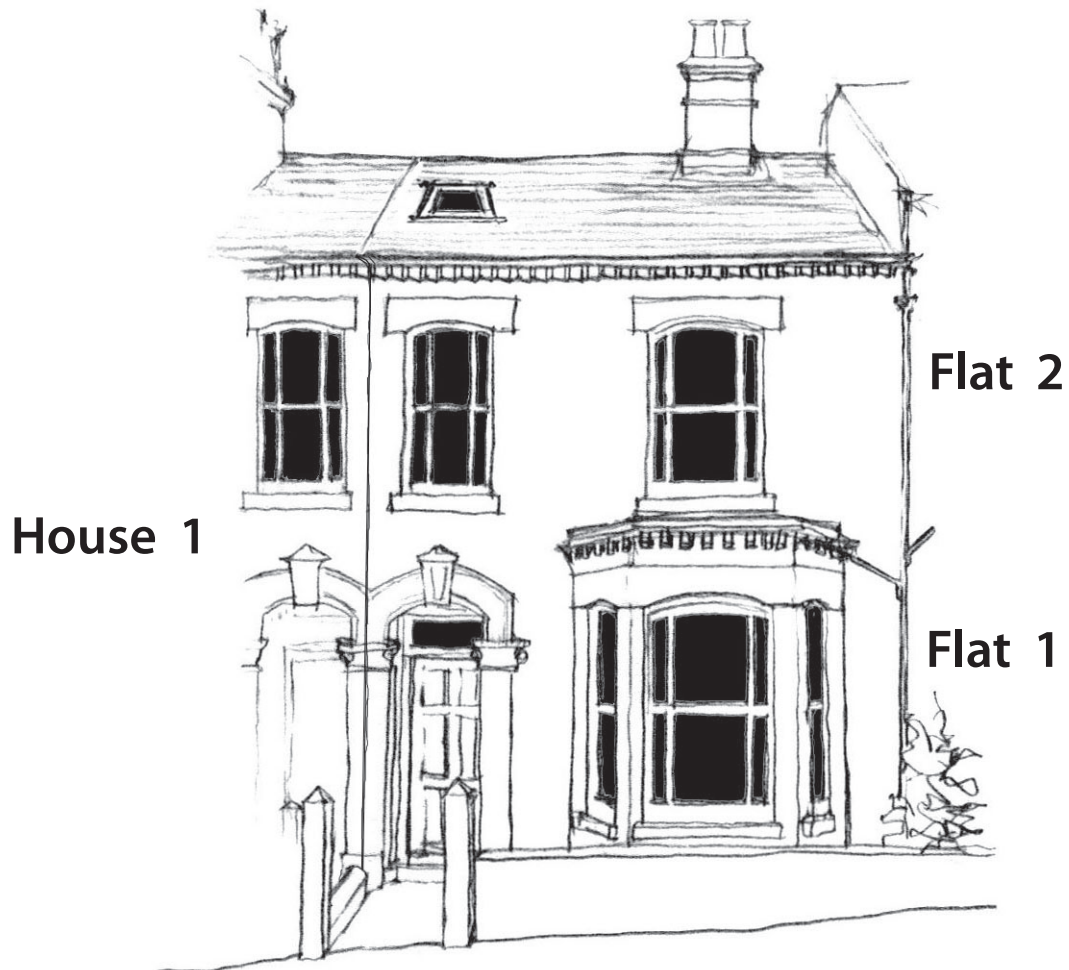
The front elevation has 3 windows. Planning permission would not be required if all of the windows were replaced and were of a uniform colour, material and style. If only the upper flat or the lower flat wished to replace their windows, permission would be required.

If flat 2 had already replaced its windows, flat 1 would not require planning permission provided that the colour, material and style was uniform to the windows at flat 2.



has 5 windows (4 for flat 2 and 1 for flat 1). If flat 2 wanted to change their windows planning permission would not be required as 4 out of 5 windows would be of a uniform colour, material and style. Planning permission would be required if flat 1 wanted to replace their windows, if the replacement windows do not match the material, colour and style of the windows in flat 2.

has 3 windows (see previous example)



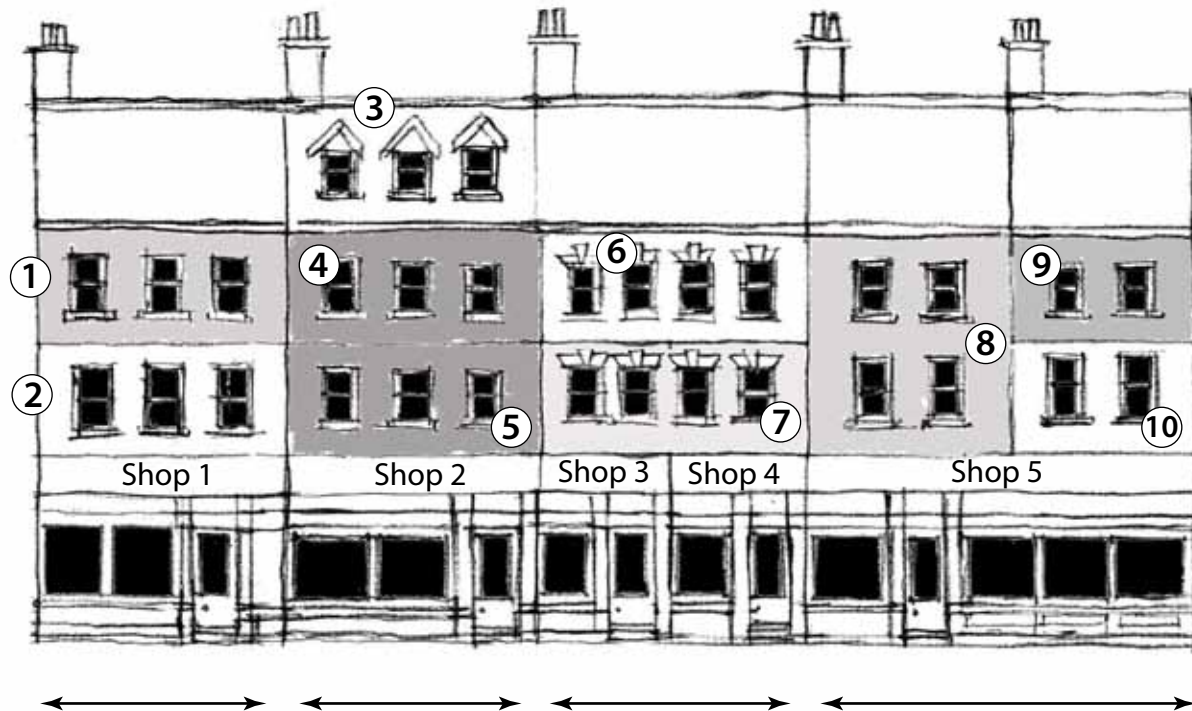
This property has 3 windows (2 for the upper flat (flat 2) and 1 for the ground floor flat (flat 1)).

As a bay window is considered as a single opening, for the purpose of condition 1 and 2 of this order it will only be counted as 1 window.

The small area of glazing above a door is not considered as a window for the purpose of condition 1 and 2 of this order. Planning permission would not be required for its replacement subject to it meeting the other conditions of the order.

A rooflight is not considered as a window for the purpose of condition 1 and 2 of this order. Planning permission would not be required for its replacement subject to it meeting the other conditions of the order.

Flats above shops



Elevation 1

(which is above shop 1) has 6 windows. If 5 or 6 of the windows were replaced, planning permission would not be required. If only 4, 5 or 6 windows are proposed to be replaced planning permission is required, if the replacement do not match the material, colour and style of the predominant design of windows elsewhere in the elevation

Elevation 2

Has 9 windows. If 7, 8 or 9 windows were replaced, planning permission would not be required.

Elevation 3

In this example the shop unit at ground floor level has been subdivided, but the upper floor flats extend across both shop units. There are 8 windows in this elevation and for planning permission to not be required 6, 7 or 8 windows would need to be

Elevation 4

Shop 5 is a larger unit and therefore elevation 4 extends across flats 8, 9 and 10. There are 8 windows in this elevation (4 to flat 8, 2 to flat 9 and 2 to flat 10). Planning permission would not be required if 6, 7 or 8 of the windows were replaced.