

Do I Need Planning Permission for Development in a Conservation Area?

Permitted development – development that does not need planning permission

Permitted development rights allow development to be carried out without the need for planning permission. They exist to exclude relatively minor development proposals from planning controls.

Most permitted development rights remain in conservation areas (sometimes known as “article 2(3) land”). Development that is classed as permitted development is described in the [General Permitted Development Order 2015 \(as amended\)](#). Some additional restrictions do exist in conservation areas and they are set out in the above Order under article 2(3) land.

Article 4 Directions

Article 4 Directions give local authorities powers to remove permitted development rights as above. There are seven areas in North Tyneside affected by Article 4 Directions. Five of these are within conservation areas; these are:

- Sacred Heart
- Preston Park
- New Quay
- Spanish Battery
- Tynemouth Village

Further details of the affected areas can be found [here](#).

In these cases, it is likely that planning permission will be required for external development to properties.

Do I need planning permission?

Property owners wishing to undertake development in a conservation area are directed towards the General Permitted Development Order 2015 and the

information on Article 4 Directions above to understand whether or not planning permission would be required. The [Planning Portal](#) is also a useful resource.

The Local Planning Authority do not offer free advice on whether planning permission is required or not. Property owners can, after having considered the information above, submit a formal application for a [Lawful Development Certificate](#). This is a statutory decision by the Local Planning Authority and will provide a legal determination as to whether or not planning permission is required.

[Guidance on development in conservation areas](#)

Whether planning permission is required or not, the Local Planning Authority urges property owners in conservation areas to carry out work that would preserve or enhance character and appearance.

Character Appraisals and, in some cases, Management Strategies exist that set out conservation area's special character and appearance. These should be consulted to help guide proposals. They can be found [here](#).

The Planning team can be contacted using the information found [here](#).