



# The Ironbridge Gorge World Heritage Site

A Guide for Residents



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# Background

## What is a World Heritage Site?

World Heritage Sites are inscribed by **UNESCO** (United Nations Educational Scientific and Cultural Organisation), as '**places of outstanding universal value to the whole of humanity**'. That value can be 'cultural' or 'natural'. The World Heritage List contains over **1000 sites** including places like **The Great Wall of China, The Pyramids of Egypt, the Great Barrier Reef in Australia** and closer to home, **Stonehenge, Hadrian's Wall**, and the Cities of **Bath** and **Edinburgh**.



## Background

### Who is responsible for the World Heritage Site?

The Government has responsibilities under the 'UNESCO World Heritage Convention 1972', but this is largely delegated to a partnership comprising of: Telford & Wrekin Council, the Ironbridge Gorge Museums Trust, Shropshire Council, ICOMOS UK, the Department for Digital, Culture, Media and Sport, the English Heritage Trust, Environment Agency, Marches Local Enterprise Partnership, Natural England, Severn Gorge Countryside Trust, Historic England and the Parish and Town Councils within the World Heritage Site: The Gorge, Madeley Town and Broseley Town.

The role of 'World Heritage Site Coordinator' is undertaken by the **Ironbridge Gorge Museums Trust** on behalf of Telford & Wrekin Council, to manage and co-ordinate the WHS on behalf of all partners. A Steering Group with members from each partner organisation meets thrice-yearly to ensure effective collaboration in the management of the Gorge in line with the high standards required by its status. [The Ironbridge Gorge World Heritage Site Management Plan](#) and [Severn Gorge Conservation Area Management Plan](#) are key documents used to guide us in our key responsibility: **to protect the Outstanding Universal Value (OUV) of the World Heritage Site now and in the future.**

This guide has been produced to help you understand what all **residents of the World Heritage Site need to be aware of**, so that together we can work to maintain and enhance the very special character and historic interest of the Ironbridge Gorge World Heritage Site.

### Why is the Ironbridge Gorge a World Heritage Site?

The Ironbridge Gorge was **one of the first UK World Heritage Sites** to be inscribed by UNESCO, in 1986, as a 'cultural' site. It is important on a worldwide basis as a symbol of the Industrial Revolution. At Coalbrookdale the blast furnace of 1709 is a reminder of the discovery of coke; whilst the iconic bridge over the Severn Gorge was the **world's first bridge constructed of iron** and had considerable influence on developments in the fields of technology and architecture. But it is the totality of all the elements that contributed to the rapid development of an important industrial region in the 18th century that make it particularly important: **mines, railway lines, key industrial structures and the many historic buildings of an industrial community.**

**Statement of Universal Value:** Each world heritage site is inscribed on account of satisfying all or a number of criteria, and this is set out in full in a '[Statement of Universal Value](#)'.

**Please note:** This guidance applies only to residents within the Telford and Wrekin Council part of the Ironbridge Gorge World Heritage Site. Areas south of the river that fall within Broseley Parish and Barrow Parish are managed by Shropshire Council.

# Planning

The designation of a World Heritage Site entails few **specific planning requirements**. This is why the area of the Ironbridge Gorge World Heritage Site that sits within the boundaries of Telford & Wrekin Council has also been designated as the '**Severn Gorge Conservation Area**', to ensure that the **special character and appearance** of the area are taken into account in planning decisions. There is also an '**Article 4 Direction**' applied to all houses in the world heritage site, which means that planning permission may be needed for certain relatively minor works, so that we can make sure the **overall character of the area isn't harmed** by successive small scale alterations. Additional designations, such as listed buildings, scheduled monuments, tree preservation orders, sites of special scientific interest, all add to the tools we use to **protect the character of the area as a whole**.

The **Telford & Wrekin Local Plan 2011-31** sets out all the planning policies we use when **assessing applications for development or change**. There are specific policies for the World Heritage Site itself, but a number of other policies may come into play depending on the nature of the proposal.



## When is Planning Permission Required?

The planning system is quite complex and we recommend that you **check with the Planning Department to see if planning permission is required**. If work is carried out without permission, you may be required to carry out **expensive and time consuming** reversal works.

**Planning Permission within a Conservation Area:** Planning permission within any conservation area is required for certain works, according to **rules set at a national level**. These are set out in interactive guides on the [Planning Portal](#) that cover all manner of works including **extensions, outbuildings, chimneys, fences, dormer windows, satellite dishes etc.**

Planning Permission for unlisted houses within the Ironbridge Gorge World Heritage Site: To ensure that further **small scale works do not harm the character and appearance of the World Heritage Site**, an 'Article 4 Direction' for the Severn Gorge Conservation Area brings other works to all **'dwellinghouses'** under planning control, where they 'front a highway, waterway or open space'.

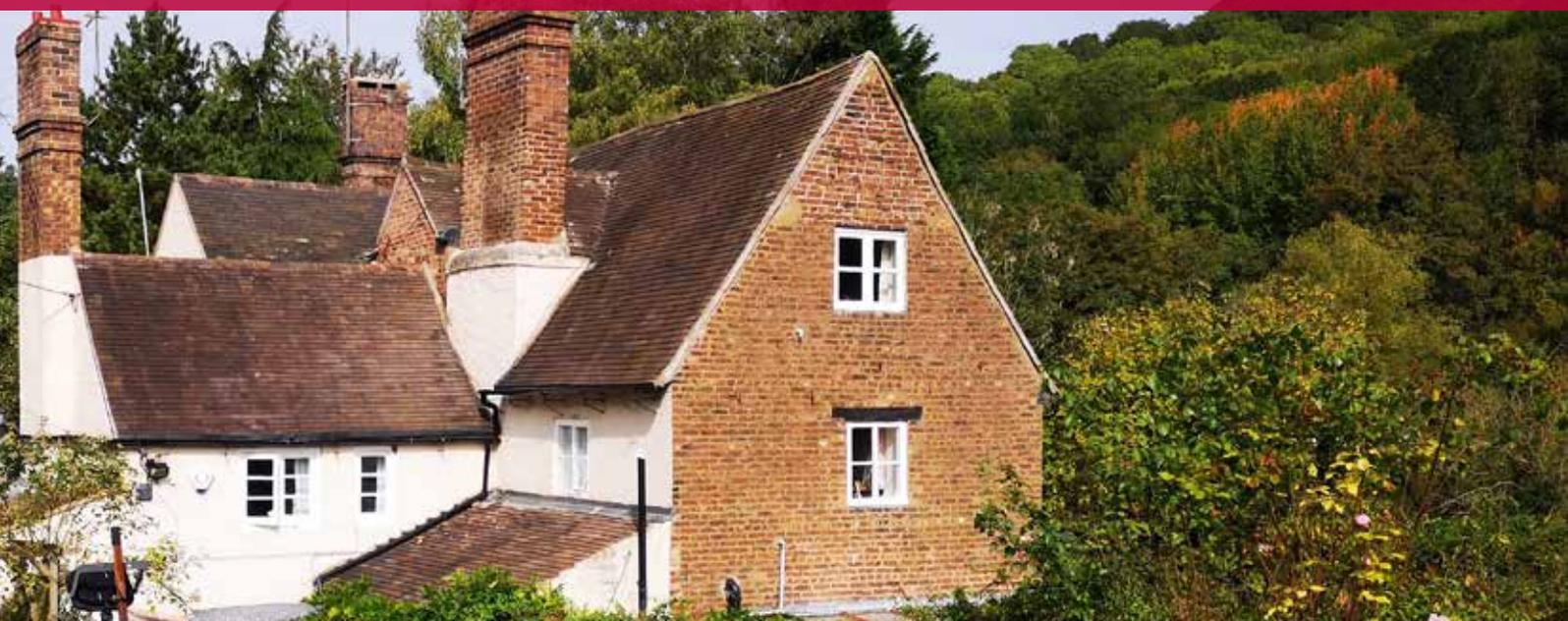
It applies only to 'dwellinghouses', simply because planning permission is already required for most of these works for all other types of building.

These all apply not just to the front of a house, but also any wall or roof that is **visible from a highway, waterway or open space**. Due to the steep valley sides and winding lanes, what may be your 'rear elevation', may be visible and fall under planning control. Also remember that a **'highway' is any public road, footpath or bridleway**.

Needing planning permission **doesn't mean you will not be able to make any changes to your property**, but that we need to **bear in mind the character and appearance of the Conservation Area and World Heritage Site** as a whole, and ensure that any changes are sensitive to the area's exceptional importance.

The **Article 4 Direction** does not supersede the national rules for conservation areas, but is in addition. Planning permission is therefore also **required for the following:**

- Changing or adding **windows** (including roof lights and dormers) or **doors**;
- **Erecting, replacing, removing or altering a boundary** fence, gate or wall of any height (hedges do not need planning permission);
- Making any alteration to the **roof**;
- Constructing an **external porch**;
- Constructing, altering or replacing **outbuildings** (this includes all manner of structures regardless of size: sheds, greenhouses, garages, kennels, beehives, bin stores, decking, ponds, containers used for domestic heating oil or gas etc);
- Altering, erecting or removing a **chimney, flue, soil or vent pipe**;
- **Laying a hard surface** (drive or patio) in the curtilage (grounds);
- Installing **solar panels or other microgeneration facilities** on a house;
- Installing **satellite dishes** on a house or within the curtilage (grounds) (normal domestic TV and radio aerials are not covered).





# Listed Buildings

Many of the buildings and structures within The Ironbridge Gorge World Heritage Site are also **Listed Buildings**. This means that they have '**special architectural and historic interest**' at a national level in their own right. This is a separate, but often interconnected, **consideration to their contribution** to the character and **appearance of the conservation area** and world heritage site as a whole.

## When is Listed Building Consent required?

For a Listed Building you will need '**Listed Building consent**' for any works that would affect its '**special historic or architectural interest**'. This includes the whole building: inside and out, front and back, and also many '**curtilage structures**' such as **boundary walls, outbuildings and garden structures**.

### Repairs:

It is often said that a 'repair' to a listed building **does not need consent**. This is not strictly true. Losing original or historic fabric **can affect the special historic or architectural interest of a listed building** as much as an alteration, so it is important to make sure that sound material is **not unnecessarily removed and repairs only made where fabric has deteriorated**. For example, it may be possible to piece in timber to an existing window frame where only the lower sill, where water gathers, is rotten. In respect of masonry repointing is rarely required over a whole elevation, but should just be confined to where there are voids or where mortar is loose. The **correct materials and techniques** should always be used for these repairs. **Listed building consent** might not be required, but it is always best to check with us before carrying out any repairs.

### Unauthorised Works:

As **listed buildings are so important**, and loss of historic fabric can often be irreversible, they are **protected by law**. This means that if anyone carries out or instructs works of alteration without first gaining the necessary consents, they **may be liable to prosecution**, which could result in a fine or even imprisonment. A listed building owner **can also be liable for unauthorised works** carried out by a previous owner, so you should be sure

when you **purchase a listed building that all necessary consents have been granted**. We will always try to avoid legal action and where possible seek for unauthorised work to **be rectified instead**. Please speak to us first if you have any doubt about the works you are thinking of carrying out and we will be happy to **advise you as to the consents required**.

### Urgent Repairs:

In very exceptional circumstances, if works that would **need consent are urgently necessary** on account of a **threat to health and safety** or the future of the building itself, and no temporary measure is possible, such as propping a wall or **cordoning off a dangerous area**, the minimum necessary works may be carried out **before applying for listed building consent**. It is very rare, however, that this can be justified, and the works still class as **unauthorised** and you could be **liable to prosecution until the necessary consent is gained**. You must always contact us as soon as possible in this situation for further advice.

**Further information can be found in the Table at the end of this document.**



### Internal:

Works such as **replacing or altering a door**, creating a new doorway, inserting a partition wall, altering or replacing floors or ceilings, removing or inserting a fireplace or staircase, removing plaster or replastering a wall are **likely to need consent**. Basic redecoration should not, unless you are painting over previously unpainted surfaces, or sanding floors or beams etc, where you **could potentially damage them**.

### External:

Listed building consent is **needed for virtually any alteration**, including any extensions, changing windows or doors, boundary walls or gates, roof coverings, rainwater goods, chimneys, fixing solar panels, TV aerials, CCTV or alarm boxes and altering architectural detail. Painting external elevations including walls, doors, windows and railings will need listed building consent, unless you are simply redecorating in the same colours.

### Within the Curtilage:

If works **affect a structure** in the grounds that pre-dates 1948, it is likely that listed building **consent will be required**. For example works to a wall, railings, an outbuilding or other historic garden structure. Works to more recent buildings, hard surfaces, or new buildings within the curtilage will not need listed building consent, but will **nearly always need planning permission**.

Again, this **does not always mean that you cannot make any alterations**, but that we have to be sure the **special historic or architectural interest** of the building is not harmed. Often we can find **alternative solutions or designs to achieve this**.

## When is Planning Permission required?

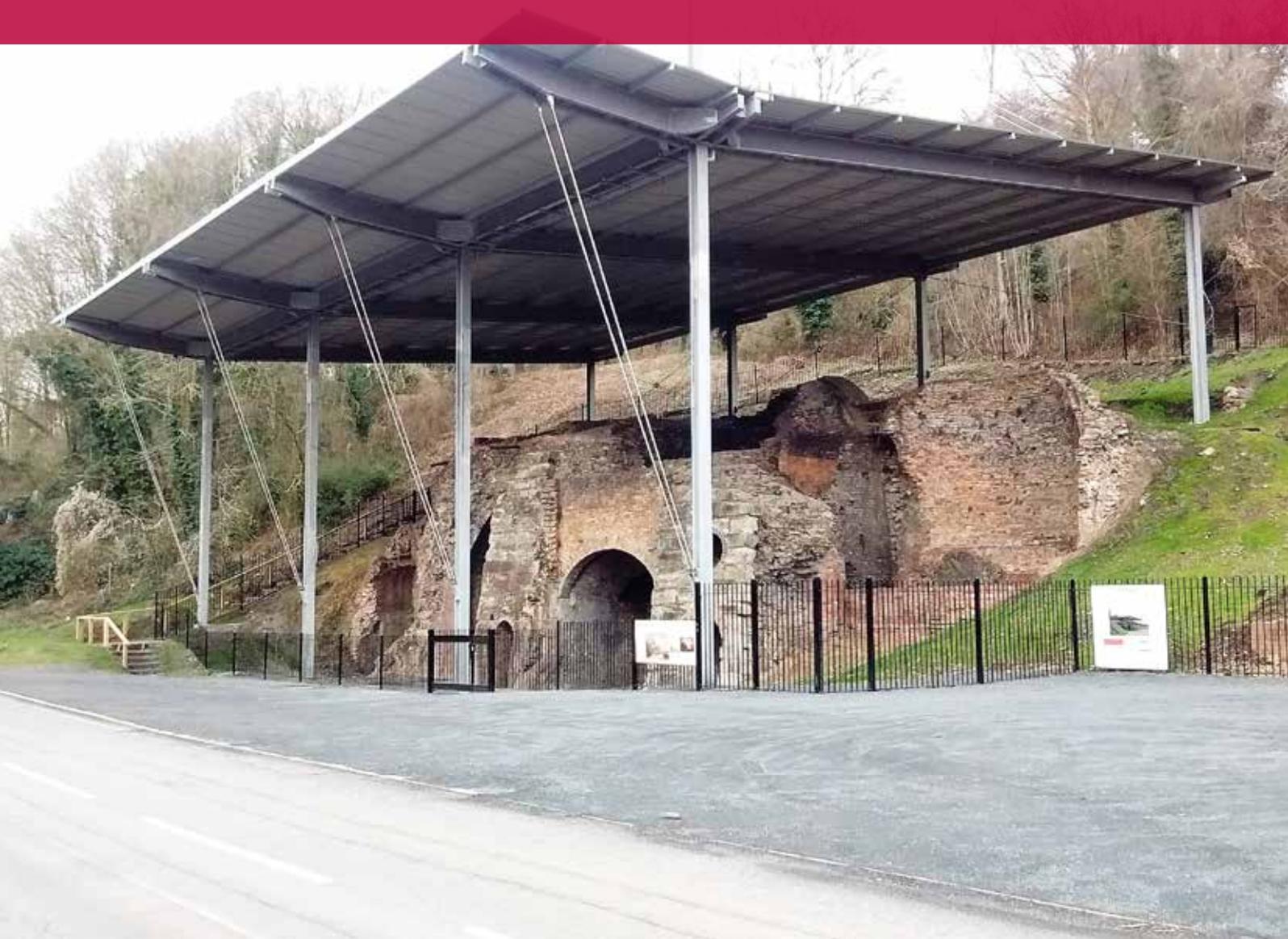
In addition to listed building consent, **planning permission** will still be needed for any works that would need it under the **usual planning rules**, including the 'Article 4 Direction'. This is because additional factors beyond the conservation considerations will **need to be taken into account**. Usually you can make a 'joint' application for both listed building consent and planning permission so you **don't need to make separate applications**.

Within the curtilage of a **listed building planning permission** may also be required where **listed building consent** is not. This is because listed building consent only applies where the alteration is fixed to the **actual historic building and its curtilage structures**. So a free-standing outbuilding, such as a shed or gazebo, is likely to need planning permission, but not listed building consent.

# Archaeology

There are seven '**Scheduled Monuments**' within the Ironbridge Gorge World Heritage Site, including the **Iron Bridge, Bedlam Furnaces and the Coalport Inclined Plane**. This is a national statutory designation that indicates the **highest importance in archaeological terms**. Scheduled Monument Consent is needed for any work to these structures. Applications are made to **Historic England direct**, but wherever the planning permission rules also apply, this would be **dealt with by the Council**.

There is a multitude of other features of **archaeological interest** across the World Heritage Site, which are **managed and identified** by Shropshire Council and are registered on the **Historic Environment Record**. There are no special planning permissions for these features, but where planning permission is required, the **archaeological interest** is taken into account in reaching a decision. There is also the potential for discovering previously unknown evidence of interest, especially where groundworks are proposed. A condition might therefore be added to a planning permission to ensure works are recorded through a 'watching brief' carried out by an **archaeology specialist**. Further advice is available from Shropshire Council.



# Ecology

The World Heritage site includes a **rich diversity of species and natural habitats**, and includes a number of locally **designated wildlife sites**, including the **banks of the Gorge** itself.

The local planning authority has a **legal obligation to consider protected species** when making planning decisions. Any application that might affect protected sites or protected species will therefore need to be accompanied by an **Ecological Report**, prepared by a qualified ecology professional. Further information can be found on the **Telford & Wrekin [Ecology webpages](#)**.

## Bats:

As a **householder or local business owner**, the most likely ecological impact you may need to consider, is to **bat habitats** through works affecting existing roof spaces, including roof repairs. The **River Severn** provides an **attractive environment** for bats to forage, and crevices in roofs, particularly on older buildings, can provide access to an ideal cool and humid place for bats to roost. You are therefore likely to be asked for a **bat survey to accompany your application** for planning permission or listed building consent where a roof is affected. If a roost is found, or evidence of bat activity, you may need to **amend your proposals**, time works according to the roosting cycle, or carry out additional measures for **bat protection**.

The presence of bats can add **time constraints** to your proposals. Due to hibernation over the winter months, a survey can only be completed between May and September, and

once you have permission, there may be an **additional requirement** for a bat mitigation license from **Natural England**.

The actual work may also need to be timed to **avoid bat disturbance**.

Remember that the **law to protect bats and other protected species**, applies to everyone, and not just when you are applying for planning permission. Bear this in mind when carrying out **routine repairs and maintenance**, such as roof repairs, repointing brickwork and removing branches from mature trees.

Further information can be found on the **[Bat Conservation Trust website](#)**, including guidance on how to carry out a bat survey.





# Trees

The World Heritage Site status itself does **not give any automatic protection to trees**, but this is achieved through the **Conservation Area designation**, and individual or group **Tree Preservation Orders**, or 'TPOs'.

Where trees are covered by TPOs **permission is needed** to carry out any works to them.

You can check if a tree is covered by a **TPO via our on line map**.

The **6 weeks' notice** gives the Council the opportunity to decide if the tree should be covered by a TPO. During this time you **must not do any work** to the tree until the Council grants consent, or until the end of the 6-week period, whichever is the soonest.

As with **listed building consent**, the need for consent is a legal one, so if you carry out works without the necessary consent, there is a **risk of legal action** which may involve court proceedings.

For both TPO and Conservation Area tree works, your application should be made through **the Planning Portal**.

If a tree is considered to be dead, dying or dangerous you must give the Council at least **5 days written notice**, unless the **danger is imminent** in which case you must contact the **Council's Arboricultural Specialists**.

For most other trees you will still need to give 6 weeks' notice to the **Council to carry out any works to trees**, including pruning or felling. This generally applies to:

- All trees of over **75mm diameter** measured at **1.5m from the ground**; and
- **Any type of tree** – conifers, fruit trees, formally planted trees, 'self-set' trees and trees that you have planted yourself.

Further information about works to trees can be found on the **Telford & Wrekin Trees, hedges and woodland webpage**, including:

- Who to **contact** for works to Council owned trees
- What to do if trees are **blocking a path or road**
- What to do if a **neighbour's tree** is overhanging your property
- Help & advice if you are **having issues with high hedges**.

# Highways



The **landscape of the Gorge**, with its steep gradients and narrow roads, means that all highways works, including on your own land, **need particular attention**. It is recommended that you always speak to the **Local Highway Authority (LHA)** at the earliest opportunity to discuss any proposals.

To apply for a dropped kerb or new vehicle access you need to make an **application to the LHA**.

The LHA doesn't usually accept new accesses directly onto the highway at a gradient **any steeper than 1:12**, but it is acknowledged that in The Gorge area departures from this **may at times be required**. However these will be assessed on the merits of each individual site where particular consideration will be given to vertical curves, surface water drainage solutions and the surfacing materials proposed (see Land Stability and Flooding below).

Due to narrow site frontages, a lack of footways in places and historic walls and planting in the area, it is often difficult for the **requisite driver visibility splays** to be formed at new access locations. The LHA requires **all new access** visibility to be in accordance with the guidance contained within the **DfT Manual for Streets Chapter 7** and any departures are unlikely to be approved. Where there will be an increase in the **number of vehicles** using an existing access that does not comply with current standards, this is also likely to be **considered unacceptable by the LHA**.

**Parking** is undoubtedly at a premium in The Gorge. Residents can apply for **free parking permits** to use any **Council car park** in The Gorge. This does not apply to new developments though, which should always meet the parking standards outlined in **the Telford & Wrekin Local Plan 2011-2031 Appendix F**.



# Land stability and flooding

The steep wooded gorge with its **narrow roads and attractive historic buildings** scattered along the valley sides make the Gorge a particularly **attractive place to visit and live**. But its distinctive geology and land formations, alongside many **hundreds of years** of mining and other industrial activity, also make it a very **unstable and fragile place**.

The Council and other agencies have spent many **millions of pounds stabilising** the most vulnerable parts of the Gorge, and the Council continues to **monitor and address issues** as they arise. But the nature of the land means that **continued movement and settlement are inevitable**.

The routine forces of nature – **severe weather, ground tremors and gravity itself** – have a real potential to cause **landslips** in the Gorge. These are beyond our control, but we can all ensure we do not **exacerbate the situation** and are aware of **changes in the landscape**.

## Development:

The Council will need to be satisfied that any **proposed new development** is not vulnerable to or may contribute to either **flooding or land instability**. This does not just apply to new houses, but to any works that will cause ground disturbance, such as an extension or a new garage. **The Planning Department** may require an application to be accompanied by a **structural survey** to demonstrate the impact on the land. Remember that some works may not need planning permission but could still **affect the stability of the land** - even fitting some decking could impact on the ground - so you are strongly urged to **seek independent professional advice** from a **structural engineer or surveyor**, or to contact the Council before carrying out such works.

The Council has commissioned a **geomorphological study** and identified the areas that may be more or less suitable for development. A [planning guidance map](#) summarises areas where it is more or less suitable for development. In areas

identified as posing '**significant**' or '**severe**' constraints this does not mean that no development would be approved, but that **substantial stability issues** would need to be overcome, likely at some expense, and probably meaning such development would **not be cost effective**.

## Monitoring:

Please also **be vigilant and report** any signs that might indicate the beginnings of land slipping, such as **cracks in buildings or paving, blocked drains or leaning trees**. The Council's Engineering Services Team regularly monitors public spaces and roads, but may not be aware of **movement on private property**.

**An information pack is available via the website which explains these issues in detail and sets out an [emergency plan for evacuation should a landslide occur in the Gorge](#).**



## FAQs

The Council has an adopted **Severn Gorge Conservation Management Plan**. This identifies many of the issues and challenges within the **World Heritage Site** and puts forward management proposals to help us **maintain and enhance the outstanding character** and appearance of the area.

We are also preparing a '**supplementary planning document**', which will take forward the recommendations of the management plan and provide **detailed guidance** on all manner of **design and planning issues** relevant to the World Heritage Site.

Below, some of the most common questions are addressed:

### What paint colours are acceptable for use in the World Heritage Site?

- A wide range of **colours will be acceptable** across the area, but it does **depend on the age** and style of building, and the areas that you are painting: walls, doors, windows, railings, shop fronts and signs. Probably the only colours with no historical precedent in external decoration are **bright yellows, oranges, pinks and purples**.
- Windows and doors should almost **always have a painted finish**: untreated or stained timber is very rarely a historic finish for external joinery in the area.
- Bright whites should be **avoided**. Although now universally used, bright white only became technically **possible in the mid-20th century**. Before then, whites were 'off-whites', closer to cream. Broadly, Victorian colours are in the dark and richer spectrum – **reds, blues, and greens; whilst muted greens, browns and lighter beige** shades are suitable for Georgian buildings. Black, like white, tended to be 'off-black', whilst varying shades of brown, green and even blue were favoured for painting ironwork. The **current fashion** for pale greys, sage greens and duck egg blues, might be based on historic shades, but for interiors and decorative garden structures rather than external joinery or ironwork.
- **Paint scrapes** can sometimes give you a good idea of the colours that were historically used on your house and may give you a steer. For **listed buildings** we will need **sound evidence** for any significant change to the colour of joinery, external paintwork or render, and **listed building consent may be required**.

- Often **render or painted exteriors** are later alterations to exposed brickwork. Where render is original it is likely to have been **coloured to represent stonework**, i.e. soft beige shades.
- **Timber-framed buildings** would not originally have been 'black-and-white'; often the whole of the building would have been **limewashed in earth tinted hues**, across the panels and the timber-frame. The black dates from the later tendency to tar the timbers as a **preservative**, which would not be supported now.

### Is permission needed to lay paving in my garden?

- Yes, where the land is to the front of the house, or **between the house and a highway**, permission is needed to lay any hard surface for parking, a path or patio.
- This covers all types of **hard surfaces**, such as paving stones, tarmac or gravel. In most cases we would encourage the use of **permeable materials** so long as they are **in keeping with the context**.
- If your building is listed, you may need **listed building consent for paving or hard standings** elsewhere in the curtilage. This will only be where there is any **physical contact** with the listed building or any of the historic structures in its curtilage, including any **existing walls or paved surfaces**.

### Why do I need to use a lime mortar?

- Only part of the reason is for historical accuracy or for the **detailed visual appearance**.

- The main reason is that historic building materials and lime mortars **work well together on a practical level**.
- Historic **brickwork, stonework and timber frames** are all relatively soft materials. A mortar with cement is **considerably harder**. This means that moisture penetrates the historic fabric rather than the mortar leading to decay. **Damage to brick and stonework** particularly happens in cold weather when rainwater trapped in the fabric freezes and expands, causing the **masonry to 'spall'**, i.e. the surface shatters.
- **Lime mortars**, however, are softer, so rainwater is absorbed in the joints and then **evaporates without damage** to the structure.
- Any cement in a mortar can **stop the lime setting** properly, so we will always ask for lime and sand only, and will expect certain mixes **dependent on the particular materials** of the building.

### Why can't I have upvc windows, but my neighbour has?

There are many possible answers to this question:

- The **Article 4 Direction** to control changes to windows were only **introduced in 1998**. By that time, many properties already had upvc and other windows and doors of more modern designs and construction. We **can only seek improvements** when the time comes to change these windows.
- The windows may be in an elevation that does not face a highway, where **permission is not required**.
- The windows may have been **fitted in ignorance** of the planning rules, in which case they are **unauthorised** and the Council can take the **relevant enforcement action**.
- The windows due to their time of installation may be **immune from enforcement action**.
- We seek window designs and materials to **suit the age and architectural style** of the building. If you live in a historic building, you will be expected to **replace windows and doors** with historically accurate reproductions, even where later replacements have already been made. But in more **modern housing or buildings** there will be more variety in what may be permitted, taking into account the **style of building** as well as the wider character of the area.

### Can I have a modern extension on a historic building?

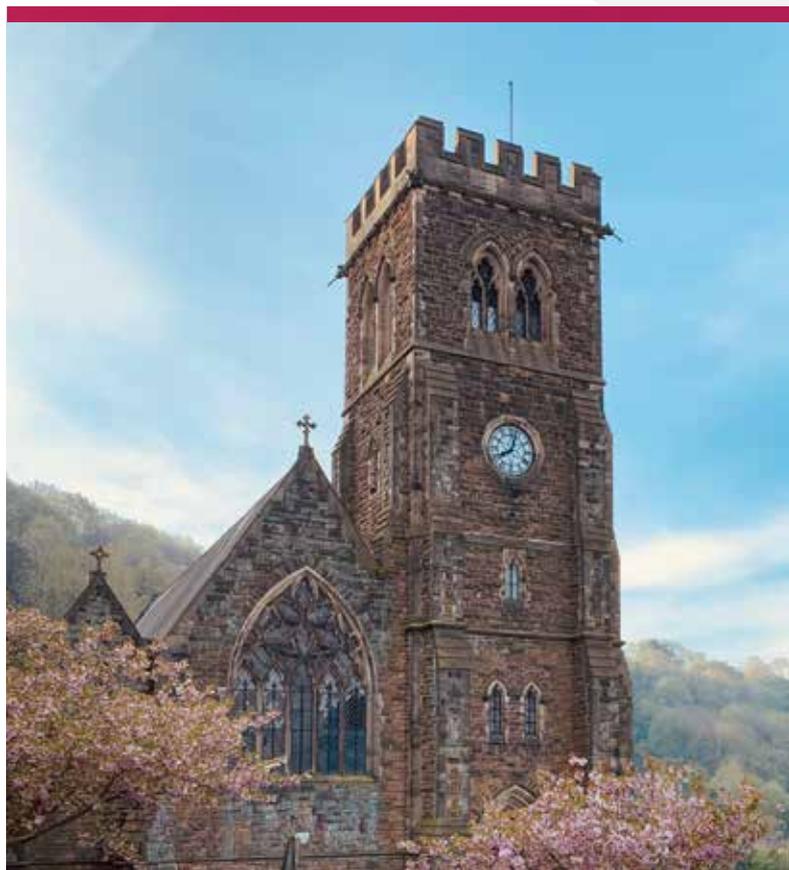
- We require extensions and new buildings in the World Heritage Site to **harmonise** with its existing character and appearance. Although there is much variety in the area,

this is based on quite a tightly defined range of **building forms, sizes, materials and architectural details**, which we would expect most new work to reflect.

- In the World Heritage Site we have a particular responsibility to **protect and reinforce 'historic' character** on account of its outstanding national importance and role as a **world-renowned tourist destination**.
- In some very rare cases a more modern solution might be considered acceptable: if a building that is already **out of character with the area** would be improved, where there will not be a harmful impact on the **group character of buildings**, where the extension is subordinate in size and visual impact, and always where the **design is of the highest quality**.

### Why are there so many controls over very minor changes?

- Very **minor changes** can have a jarring impact on **views and scenes** within the Gorge – a close-boarded fence within a long street view of **old brick and stone walls, hedges and trees**; an acrylic shop sign in a terrace of Victorian shops with painted shopfronts and signs; a solar panel in a picturesque view of tiled roof-lines; a upvc door or satellite dish amidst a terrace of 18th century cottages with painted timber joinery.
- **Incremental minor changes** could have a major impact over time and **harm the character** and appearance of the area.
- It is often the **high quality of minor details** that make the **greatest contribution** to the very special historic character of the **Ironbridge Gorge World Heritage Site** and its **Outstanding Universal Value**.



# Further Information

See [Shropshire Council's website](#) for information about areas of the **Ironbridge Gorge** outside of **Telford and Wrekin Council**.

Visit the [Planning Portal](#) for further information about when **planning permission is required**.

Find out more on-line about **World Heritage from ICOMOS UK** and about the work of the [Ironbridge Gorge Museums Trust and Severn Gorge Countryside Trust](#).

More **guidance on conservation** is available from [Historic England](#) and on all of the issues touched on in this guidance on the [Telford & Wrekin website](#).

## Appendix

Likelihood of the requirement for planning permission and listed building consent?

Please note this is not an exhaustive list, does **not cover every eventuality** and is intended as a **guide only**. Even if the table states that consent is not required then either a [Verbal Enquiry](#) or a written [Permitted Development Confirmation](#) should be sought.

If you wish to **ascertain the constraints** which are applicable to your property (such as the classification of the road) please contact the **Customer Services Team** on 01952 384 555. Please note however that no advice will be given over the phone regarding the suitability of proposals or whether the works are **classed as permitted development**.

If you do require confirmation that **planning permission is required** and you would like an assessment of the scheme before **submitting an application** please submit a request for [Written Pre-Application Enquiry](#) as further consultation can be undertaken with **internal/external bodies**.



Type Of Development	Planning Permission Required?	Listed Building Consent Required?*
Replacement windows	Yes in most cases	Yes
Front extensions (including conservatories)	Yes	Yes
Side extension (including conservatories)	Yes	Yes
Rear extension (including conservatories)	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If not fronting, subject to siting and size restrictions <a href="#">Click here for guidance</a></p>	Yes
Porches	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If not fronting, subject to siting and size restrictions <a href="#">Click here for guidance</a></p>	Yes
Flues, chimneys, soil and vent pipes	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If not fronting, subject to siting and size restrictions <a href="#">Click here for guidance</a></p>	Yes
Satellite dishes, TV and radio antenna on a building or freestanding	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If not fronting, subject to siting and size restrictions <a href="#">Click here for guidance</a></p>	<p>Yes (If on the Building)</p> <p>No (If free standing). Check with the Planning Department first.</p>
Dormer window	Yes	Yes
Roof lights	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If not fronting, subject to siting and size restrictions <a href="#">Click here for guidance</a></p>	Yes

Type Of Development	Planning Permission Required?	Listed Building Consent Required? *
Solar panels on a building or freestanding	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If not fronting, subject to size and position restrictions <a href="#">Click here for guidance</a></p> <p>If freestanding panels are proposed and are within the curtilage of a Listed Building, Planning Permission is always required.</p>	<p>Yes (If on the Building)</p> <p>No (If free standing). Check with the Planning Department first.</p>
Outbuildings (including garages, sheds, log/bin stores, kennels, gazebos, tree houses etc.)	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If not fronting, subject to siting and size restrictions <a href="#">Click here for guidance</a></p>	<p>No unless attaching to the listed building or any historic structure i.e. a wall which is covered by the listed status. Check with the Planning Department first.</p>
Demolition of outbuildings	<p>Yes if over 115m<sup>3</sup></p>	<p>Yes</p>
Erection or alteration of fences, gates and garden walls	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>If the building is listed, Planning Permission required.</p> <p>If NO to both of the above subject to the location and the size <a href="#">Click here for guidance</a></p>	<p>No unless attaching to the listed building or any historic structure i.e. a wall which is covered by the listed status. Check with the Planning Department first.</p>
Demolition of a fence, gates and garden walls	<p>May be required - this would have to be assessed on a case by case basis by the Planning Department.</p>	<p>Yes</p>
Formation of a raised area (including decking, raised beds etc.)	<p>May be required</p> <p>If fronting a highway, waterway or open space Planning Permission required.</p> <p>Otherwise permission would not be required on the basis that the platform is lower in height than 0.3 metre.</p> <p>* If the works constitute an engineering operation this will always require Planning Permission. Check with the Planning Department first.</p>	<p>No unless it impacts on a curtilage feature such as a boundary wall or outbuilding. Check with the Planning Department first.</p>

Type Of Development	Planning Permission Required?	Listed Building Consent Required? *
Creation of a new access / area of hard standing	<p>Off a classified road: Yes. Confirmation can be sought from the Planning Department.</p> <p>Off an unclassified road: Planning permission may not be required, unless the works front a highway, waterway or open space, and subject to size and position restrictions <a href="#">Click here for guidance</a></p> <p>*If the proposal is only for the dropping of a kerb with no other works planning permission is always required regardless of the classification of the road.</p> <p>*Planning permission may be required if the works involve the demolition of any boundary treatment.</p>	No unless it impacts on a curtilage feature such as a boundary wall or outbuilding. Check with the Planning Department first.
Replacement of roof tiles / replacement of roof	May be required - full details of the proposal and samples of the replacement tiles will be required to enable the Planning Department to advise on a case by case basis.	No unless attaching to the listed building or any historic structure i.e. a wall which is covered by the listed status. Check with the Planning Department first.
Re-pointing of brickwork	No	May be required - check with the Planning Department first as depends on the extent and materials of the work.
Removal of chimney	Yes	Yes
Internal works	No	May be required if the works affect the special historic and architectural interest of the listed building. Check with the Planning Department first.





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