

Protected Structures



020 896 2000
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Do special procedures apply to protected structures under the planning system?

How does an owner or occupier know which works require planning permission?

Protected structures come with set-out development or alterations. However it also requires the owner or occupier to consult with the planning authority either through an application for consent, the planning application process, or through a declaration. It means that elements that make the structure significant are not lost during development.

If works are proposed to a protected structure a planning application is made to the local authority. However there are some additional requirements. Because it is necessary for an applicant to show how a proposed development would affect the character of the structure, the application may need to be more detailed than an ordinary application and include site drawings, photographs and other material to explain the proposal. Planning authorities will often have written advice lists available at the planning offices, listing the additional documentation required when submitting a planning application for a protected structure. These sheets will give local planning authority to see if they have built a table.

Some works that are normally considered exempt development may require planning permission in a protected structure if those works would affect the character of the structure or any element of the structure that contributes to its special interest. An owner or occupier of a protected structure may ask the planning authority for a declaration indicating the types of works that could be carried out without necessarily affecting the character of the structure. These works would not require planning permission. However, declarations will be carried out in accordance with the Department of the Environment Conservation Guidelines would not be deemed to materially affect the character of the structure, and would not require planning permission.

A planning authority will, in general, issue such a declaration within three months of receiving a request. There is no fee for this service.



Are there any measures in place to assist owners and occupiers to preserve a protected structure?

The Planning authorities operate a conservation grant scheme to assist the owner or occupier of a protected structure to undertake necessary works to assist its building fabric. Such planning authority will take a number of measures to assist them in assessing applications.

The standard grant is 10% of the approved cost of works up to a maximum of 10% 1000. A planning authority may also provide a maximum of 10% of the approved cost of works up to 10% 1000.

Full details of the conservation grant scheme are available from your planning authority.



