

Managing change in Conservation Areas

November 2024

Introduction

The Minister for the Environment has made changes to the level of planning control for development activity in conservation areas. This means that the level of permitted development (where work can be undertaken without the need for planning permission) is different in a conservation area compared to other parts of the island.

The rules governing the need for planning permission in conservation areas have been reviewed: for some classes of development, they have been reduced or amended; in other areas new planning control has been introduced.

This change to the level of regulation in conservation areas seeks to ensure that the special character and appearance of conservation areas can be protected and improved.

The table below summarises the nature and extent of planning control in conservation areas. The detail of the regulation that applies in conservation areas is set out in [Planning and Building \(General Development\) \(Jersey\) Order 2011](#).

Types of works	Control in conservation areas	Type of provision
Part 1: Works to and within the curtilage of a dwellinghouse		
A.1 The erection, construction or placing, and the maintenance, improvement or other alteration within, the curtilage of a dwelling-house of – <ul style="list-style-type: none"> a) a structure required for a purpose (other than human habitation) incidental to the enjoyment of the dwelling-house as such; b) an extension to a dwelling, including a conservatory, canopy or porch, or the conversion of a garage attached to a dwelling, for human habitation; c) the replacement of any conservatory roof; d) the installation of a retractable awning on the dwelling-house 	Planning permission would be required if the dwelling-house is in a CA, and the work is visible from a road or the foreshore (with the exception of a flagpole).	New

Types of works	Control in conservation areas	Type of provision
B.1 The erection, construction, maintenance, improvement or other alteration within the curtilage of a dwelling-house of a gate, fence, wall or other means of enclosure.	Planning permission would be required if the dwelling-house is in a CA, and the works are in front of a principal elevation or are visible from a road or the foreshore.	Amended
C.1 The formation within the curtilage of a dwelling-house of a driveway, turning area, car park, patio, pathway, decked area or other hardstanding or raised planting area, or the conversion of any driveway, turning area, car park, patio, pathway, decked area or other hardstanding to a lawn or planting area.	Planning permission would be required if the dwelling-house is in a CA, and the work is visible from a road or the foreshore.	Reduced
D.1 The erection, construction or placing, maintenance, improvement or other alteration within the curtilage of a dwelling-house of a tank for the storage of liquid or gaseous fuel for use for the domestic purposes of the dwelling-house.	Planning permission would be required if the dwelling-house is in a CA, and the work is visible from a road or the foreshore.	Reduced
E.1 The conversion within a dwelling-house of the roof space for use as habitable accommodation or other purposes ancillary to its use as a dwelling, including the insertion of 1 or more dormer windows or skylights.	Planning permission would be required if the dwelling-house is in a CA, and the work is visible from a road or the foreshore.	New
F.1 The placing of vents, flues, chimneys and similar items, and minor alterations to any dwelling.	Planning permission would be required if the building is in a CA, and the work is visible from a road or the foreshore.	New
Part 2: Works to and within the curtilage of flats		
A.1 The conversion of the roof space for use for habitable accommodation or other purposes ancillary to the use of a flat, including the insertion of 1 or more dormer windows or skylights.	Planning permission would be required if the building is in a CA, and the work is visible from a road or the foreshore.	New
AA.1 The installation of a retractable awning on a building.	Planning permission would be required if the building is in a CA, and the work is visible from a road or the foreshore.	New

Types of works	Control in conservation areas	Type of provision
B.1 The erection, construction, maintenance, improvement or other alteration within the curtilage of a building containing a flat of a gate, fence, wall or other means of enclosure.	Planning permission would be required if the building is in a CA, and the work is visible from a road or the foreshore.	Reduced
C.1 The formation within the curtilage of a building containing a flat of a driveway, turning area, car park, patio, pathway, decked area or other hardstanding, or raised planting area, or the conversion of any driveway, turning area, car park, patio, pathway, decked area or other hardstanding to a lawn or planting area.	Planning permission would be required if the building is in a CA, and the work is visible from a road or the foreshore.	Reduced
D.1 The erection, construction or placing, maintenance, improvement or other alteration within the curtilage of a building containing a flat of a tank for the storage of liquid or gaseous fuel for use for the domestic purposes of the dwellings.	Planning permission would be required if the building is in a CA, and the work is visible from a road or the foreshore.	Reduced
E.1 The placing of vents, flues, chimneys and similar items, and minor alterations to any dwelling forming part of a building.	Planning permission would be required if the building is in a CA, and the work is visible from a road or the foreshore.	Reduced
Part 3: Repairs, maintenance and minor works		
A.1 The painting of the exterior, or any part of the exterior of a building or other structure.	Planning permission would be required if the building is within a CA, the part of the building to be painted is visible from a road or the foreshore and the appearance of the building would be materially altered by the painting	Amended
AB.1 Minor below-ground engineering work of bore holes, drains and other services.	Planning permission would not be required in a CA.	Removed
B.1 The erection, construction or placing and the maintenance, improvement or other alteration of television, radio or other antennae.	Planning permission would be required if the building on which the installation is placed is in a CA and the works are visible from a road or the foreshore.	Amended

Types of works	Control in conservation areas	Type of provision
BA.1 The installation of a security camera on a building.	Planning permission would be required if the building is in a CA and the installation would be visible from a road or the foreshore. Dimensions of installations in a CA (length, width, depth) must not exceed 150mm.	New
BB.1 The installation of a retractable awning on a building that is day care accommodation or a school.	Planning permission would be required if the building is in a CA and the works are visible from a road or the foreshore.	New
D.1 Any operation carried out within the boundaries of a private way for the purpose of improving the private way, including the installation of lamp standards, seats, cycle racks, refuse bins, bollards, barriers for the control of people or vehicles, and similar structures required in connection with the private way.	Planning permission would be required if the land is in a CA, and the works (including works to the road or path surface) are visible from a road or the foreshore.	Reduced
F.1 The carrying out of any of the various works to a building – a) the replacement of a window or door; b) the replacement of a ground floor window with a door or a ground floor door with a window; c) the creation of new window and door openings on the ground floor; d) the replacement of roof coverings including a height increase of up to 15 centimetres and the alteration of rain water goods and verges to accommodate the height increase; e) the installation of a dormer window or a skylight; f) the installation of a sun-pipe; g) the blocking up of a window or door; h) the reduction of window openings above the ground floor; i) the replacement of dormer windows and skylights;	Planning permission would be required if the building is in a CA, the work is visible from a road or the foreshore.	Reduced

Types of works	Control in conservation areas	Type of provision
<p>j) the reduction or enlarging of windows or doors on the ground floor;</p> <p>k) the re-rendering (up to a maximum additional wall thickness of 15 centimetres) of areas of a building that are already rendered including the installation of external insulation systems in the render finish.</p>		
<p>K.1 The carrying out of work for the maintenance or repair of a building.</p>	<p>Planning permission would be required for work, other than a minor repair, if the building is in a CA and the works are visible from a road or the foreshore.</p>	<p>Reduced</p>
<p>L.1 The installation, alteration or replacement of gutters, hoppers, downpipes, drains or other rainwater goods, or verges or fascia boards on a building.</p>	<p>Planning permission would be required if the building is in a CA and the works are visible from a road or the foreshore.</p>	<p>New</p>
<p>M.1 The maintenance or replacement of an existing driveway, turning area, car park, patio, pathway, decked area or other hardstanding or the conversion of any existing driveway, turning area, car park, patio, pathway, decked area or other hardstanding to a lawn or planting area within the curtilage of any building.</p>	<p>Planning permission would be required if the building is in a CA and the works are visible from a road or the foreshore.</p>	<p>Reduced</p>
<p>N.1 The installation of electricity meter boxes</p>	<p>Planning permission would be required if the building is in a CA and the works are visible from a road or the foreshore.</p>	<p>New</p>
<p>O.1 The installation of apparatus to provide external illumination.</p>	<p>Planning permission would be required if the land or building are in a CA and the area illuminated is visible from a road or the foreshore.</p>	<p>New</p>
<p>Part 4: Renewable energy equipment</p>		
<p>A.1 The installation of solar panels or a similar device at ground level or on a sloping roof plane or flat roof.</p>	<p>Planning permission would be required if the land or building is in a CA, and the installation would be visible from a road or the foreshore.</p>	<p>Amended</p>

Types of works	Control in conservation areas	Type of provision
B.1 The installation of a ground or air-source heating system.	Planning permission would be required if the building is in a CA, and the installation would be visible from a road or the foreshore.	Amended
C.1 The erection of a single wind-turbine for the generation of electricity on or within the curtilage of any building.	Planning permission would be required if the building is in a CA, and the installation would be visible from a road or the foreshore.	Amended
Part 5: Development at industrial sites or similar		
B.1 Extensions to industrial and warehouse buildings.	Planning permission would be required if the building is in a CA and the works are visible from a road or the foreshore.	Reduced
Part 6: Work undertaken by public authorities		
A.1 The erection or construction, or the maintenance, improvement or other alteration by a public authority of – lamp standards, bus shelters, public seats, fire alarms, cycle racks, security cameras, refuse bins, bollards, barriers for the control of people and vehicles and similar structures required in connection with the operation of a public service administered by them.	Planning permission would be required if the land is in a CA and the works are visible from a road or the foreshore.	New (this may be subject to further revision)
B.1 The carrying out by a provider of drains, gas, water, electricity or telecommunications services to the public of work necessary to lay, place, inspect, repair or renew a drain, sewer, main, pipe, line or cable or other apparatus for the provision of a service to the public or any portion of the public.	Planning permission would be required if the work is to be carried out on land that is in a CA and the work is visible from a road or the foreshore, unless the work is emergency works or urgent works, as defined in the Road Works and Events (Jersey) Law 2016.	New
C.1 Within the area of a harbour administered by the harbour authority (being the person appointed as such under Article 2(1) of the Harbours (Administration) (Jersey) Law 1961) – a) dredging, the placing and fixing of moorings (including pontoons and access ramps) and	Planning permission would be required if the work is in or is part of a CA	No change

Types of works	Control in conservation areas	Type of provision
<p>the installation of technical or security equipment necessary for the operation of the harbour;</p> <p>b) repair and maintenance of ramps, fuel jetty and associated equipment, navigational aids, handrails, ladders, drying pads and operational equipment.</p>		
Part 7: Demolition		
<p>A.1 The demolition of –</p> <p>a)</p> <p>b) a building of a temporary nature (for example, a timber shed);</p> <p>c) a domestic garage or a similar minor permanent structure;</p> <p>d) a building used for an agricultural purpose, including the storage of machinery or produce, or the housing of livestock;</p> <p>e) a domestic glasshouse;</p> <p>f) a temporary unit of staff accommodation;</p> <p>g) a building, the condition of which renders it unsafe to occupy or use;</p> <p>h) a building or other structure the construction of which would be permitted development by virtue of any other part of this Schedule;</p> <p>i) in the case of demolition of a swimming pool, the infilling of land as a result of the removal of the structure of the swimming pool.</p>	<p>Planning permission would be required if the structure or building to be demolished is in a CA</p>	No change
Part 9: Emergency development		
<p>A.1 Emergency works Covid-19 (summarised) Development consisting of work or a change of use of land, by the Minister, as may reasonably be required to deal with the Covid-19 outbreak in Jersey or aftermath of that outbreak.</p>	<p>Planning permission would be required if the land is in a CA and the works damage or significantly impair the character or appearance of the land.</p>	New