

# Does my new chimney require planning permission?

## “Permitted Development For Chimneys”

The law requiring planning permission has been relaxed in respect of certain situations where a chimney is required for use with a biomass (wood burning) heating system.

It is The Town and Country Planning (General Permitted Development) (No. 2) (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 that covers this and came into effect on the 1<sup>st</sup> October 2008.

In very broad terms these changes apply conditional “Permitted development” for the fitting, altering or replacing an external flue or chimney if the following conditions are met:

- Flues are allowed if less than one metre above the highest part of the roof and they are used for a biomass heating system. (*The term biomass is considered to include the burning of wood, such as logs*).
- If the building is listed, in a World Heritage site, conservation or designated area even if you enjoy permitted development rights it is advisable to check with your local planning authority before a flue is fitted.
- In a designated area the flue should not be fitted on the principal or side elevation that fronts a highway.

*Please be aware that some Planning Authorities apply their own interpretation of these changes so it may be prudent to consult with your local Planning Office to check that they consider the installation is a permitted development and does not require planning permission.*

**We design, supply and construct chimneys using a variety of high performance products.**

**Please contact us for further advice.**



41-43 High Street, Starbeck, Harrogate North Yorkshire HG2 7LQ