



## What Changes Need Consent?

On a day to day basis, Welwyn Hatfield Borough Council administers the Estate Management Scheme. The Estate Management Scheme has 11 conditions binding on householders ranging from keeping the buildings and garden in good repair to ensuring they are insured.

A numbers of these conditions require the householder to apply and obtain consent from the council before making changes to their home. Essentially consent is required from the council for the following before carrying out the following:

1. **Extensions and alterations to the external appearance of any building (including addition of cladding, inserting new windows/doors, porches, conservatories and demolition works)**
2. **The erection of new buildings (i.e. garages, sheds and greenhouses)**
3. **The formation of hard surfaces such as paths and driveways**
4. **Roof alterations including addition and removal of dormer windows, roof lights, chimneys, and micro regeneration projects including wind turbines, solar panels and air conditioning units plus changing of materials**
6. **A satellite dish or aerial**
7. **Any advertisement**
8. **To use the house for any purpose other than as a single dwelling house (i.e. not for running a business or boarding house)**
9. **The storage of a boat, caravan or commercial vehicle on the frontage or within the garden**
10. **Planting or creating any enclosure, wall, hedge or fence upon the boundary adjacent to an area of open frontage**
11. **Any works to a tree more than 15ft or 4m in height**
12. **Removal and works to hedgerows (except trimming)**



## What changes don't need consent?

Some works do not need consent under the scheme. In addition, the council has decided that it does not wish to ask householders to apply for consent for the following:

1. **Replacement windows and doors of a different or the same materials which match the original design within the building (in terms of size and position of glazing bars, mullions, frames, transoms, sight lines etc.)**
2. **Standard TV aerials**
3. **Installation of paths and hard standings in rear gardens**





## What changes don't need consent? (cont)

4. Fences and walls between rear gardens
5. Planting of trees, hedges or shrubs
6. House numbers or name plaques
7. Repairs to existing buildings – Subject that the repairs being undertaken are 'like for like' in terms of materials and detailing
8. Painting buildings provided the colour is in keeping with the colour of others in the neighbourhood

## Will I need any other consent?

Some changes to your home may also need Planning Permission and consent under the Building Regulations. If your house is a listed building, you may also need listed building consent. The council can help with further information on these consents.

If you are a tenant you may also need permission from your landlord. In addition, certain work, falling under the Party Wall Act means you may have to give notice to your neighbours.

## Why do I have to apply to the council for several consents?

Planning legislation and building regulations that apply to the rest of the country do not cover all the aspects covered by the Estate Management Scheme within WGC. The Estate Management Scheme, which is governed by different legislation, is intended to ensure that the special environment created when the town was first designed will be retained for future generations.

## What happens if I don't apply for consent?

The council has enforcement powers which it can use to ensure compliance with the terms of the Management Scheme under which most residents, whether leaseholders or freeholders, are legally bound. In addition, you may find it harder to sell your home if all the necessary consents are not in place, although your solicitor will be able to advise you further.