

Planning Permission No Longer Needed for "Like For Like" Double-Glazing

Double-glazing is one of the most effective things householders can do to make their homes more energy efficient and warmer. It also helps to reduce local air pollution coming from gas central heating. However, there has been a lot of confusion (and frustration) in the past about the need for planning permission to install double-glazing, especially in our conservation areas.

The good news this year is that RBKC Council has completely removed the need for planning permission for double-glazing as long as the new windows are exact replicas of the old ones ("like for like").

This has been the position for freehold houses for some time but it has now been extended to flats and other leasehold properties.

It is important to note that:

1. The design/visual appearance of the new windows must be exactly the same as the originals - "like for like" is a precise requirement (simply being "similar" will not count).
2. Leaseholders usually need the consent of the freeholder to carry out double-glazing work. That has not changed and is a private matter between them, the specifics being defined in the lease. However, double-glazing is generally seen as a value enhancing improvement.
3. Sometimes residents are concerned they may still need some paperwork to show that the double-glazing was carried out legally/with the correct consents. They may be thinking of conveyancing if they plan to sell in the future etc. If so, the Council have assured us that they can provide a certificate after the work has been done and that it will be a much simpler, quicker and less costly thing than seeking full planning permission in advance.

We think this initiative is a positive one as it encourages householders to make important home improvements while reducing the cost and bureaucracy involved.

More details can be found in RBKC's "Householders' Guide to Windows". We recommend reading this document, particularly the section defining "like for like". It can be found on the RBKC web site at:

<https://www.rbkc.gov.uk/media/document/householders-guide-to-windows>

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