CHECKLIST

DO I NEED PLANNING PERMISSION TO INSTALL A FLUE FOR A BIOMASS HEATING SYSTEM OR A COMBINED HEAT AND POWER SYSTEMS?

If you answer **YES** to **ANY** of the following questions you **NEED PLANNING PERMISSION**:

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Will the flue be installed onto a property within a conservation area* or World Heritage Site**; and if so:</td>
<td>Yes</td>
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<tr>
<td>a) will the flue be installed on to the principal elevation? or;</td>
<td>Yes</td>
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<td>b) onto a building containing a flat?</td>
<td>Yes</td>
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* A list of Conservation areas can be found on our website at [http://www.pkc.gov.uk/conservationareas](http://www.pkc.gov.uk/conservationareas)
** A search of World Heritage Sites can be carried out on the UNESCO website at [http://whc.unesco.org/en/list/](http://whc.unesco.org/en/list/)
| Will the flue be located within an Air Quality Management Area* or; | Yes | No |
| In the case of a combined heat and power system be fuelled by biomass sources and located within an Air Quality Management Area? | Yes | No |
* Please see guidance notes for this checklist for a map of the Perth and Kinross Air Quality Management Area
| Will the flue protrude more than one metre above the highest part of the roof (excluding any chimney) on which the flue is fixed? | Yes | No |
| Have ‘permitted development’ rights been removed? You will need to check the original planning permission for the development. Permissions from 2007 onwards can be found on Public Access. Use the map search to find your plot. Please be aware that the map function on public access is not available when using tablets or mobile phones | Yes | No |

*You can check the planning history of the property on
If you have answered NO to ALL these questions you should not require planning permission.

Definitions

“principal elevation” means the one elevation of the original house which, by virtue of its design and setting, is its main elevation. Where it is not immediately obvious, the principal elevation may be identified by considering a combination of factors including:

- Location of the main door
- Location and layout of the windows
- The internal layout of the house
- The physical relationship of the elevation to the adjacent road
- Boundary treatments and their screening function
- Orientation of adjacent properties
- Architectural treatment of the elevation in relation to the rest of the house

“biomass heating system” is the combustion of natural products such as wood chipping or logs to provide heat only. For example wood burning stoves.

Notes:

1. You should also contact Environmental Health regarding any proposal that involves fumes or smells. This can be done by emailing your details and the enquiry to enquiries@pkc.gov.uk

2. This checklist is a summary interpretation of the relevant part of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended up to October 2011.

3. This checklist is not a “Certificate of Lawful Use or Development” under Section 150 or 151 of the Town and Country Planning (Scotland) Act 1997 as amended. The Certificate is a formal determination which provides a definitive position concerning the lawfulness of any existing (s.150) or proposed (s.151) use or operations under planning law. A fee is payable which is equivalent to half the relevant planning application fee where the development has not been carried out, and the full fee if it has. The forms and guidance notes can be assessed at https://eplanning.scotland.gov.uk/WAM/paperforms.htm

4. This checklist deals with Planning Permission only. You may require a Building Warrant for the works proposed.

5. If your house is listed, ‘Listed Building Consent’ is usually required to alter or extend it, irrespective of whether or not planning permission is required.

6. If you want to obtain written confirmation whether planning consent is required for a development you intend to carry out, you will need to submit an application for a Certificate of Lawfulness as detailed above (2).