

CN12

WINCHESTER CITY COUNCIL

**A GUIDE TO MAKING
YOUR HISTORIC BUILDING
MORE ENERGY EFFICIENT**



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Introduction

Winchester City Council recognises the Climate Emergency, and the need for urgent action to reduce carbon emissions. Climate change will have a substantial impact on the natural and built environment of our district. New buildings are required to meet ever more stringent energy efficiency standards, to make them as green as possible, but the greenest buildings already exist. We believe that historic buildings have an unavoidable role to play in reducing carbon emissions, to reach a nature-positive net-zero future.

Most users and occupants of historic buildings (domestic, public, commercial and community) recognise their responsibilities to reduce carbon emissions. Maintaining and adapting these buildings is an essential climate action, as it preserves the energy and carbon embodied within them. Maintaining our historic buildings is also essential in protecting the special character and sense of place of our district. Our historic environment is an important attraction for residents, businesses and visitors to our city, towns, villages and countryside which enhances our quality of life and economic wellbeing.

This guide is intended as a brief, non-technical summary of some measures that occupants of historic buildings can take to make their buildings more energy efficient, and to reduce the carbon emissions produced. This guide will inform:

1. what types of planning permissions are needed under current regulations;
2. what information you need to support any application; and
3. the likelihood of receiving permission.

What counts as an historic building?

Historic buildings come in all shapes and sizes, uses and places. Generally, when we say historic, we mean a building of traditional construction, likely to have been built before the 1950s.

The most important historic buildings will be listed at Grade II, Grade II* or Grade I. These are carefully protected buildings, in which listed building consent is needed for most alterations to them. Planning permission may also be required for some development to listed buildings or within their curtilage.

Other buildings might be protected by being within a conservation area. Buildings in conservation areas may need planning permission for some alterations which buildings outside of conservation areas may not need, but if they are not listed, they will not need listed building consent. Many listed buildings are important features of conservation areas.

Other historic buildings may be neither listed nor in a conservation area (known as non-designated heritage assets), however, they may still need planning permission for some alterations.

Why are historic buildings protected?

Historic buildings have heritage significance – values for current and future generations. Managing changes to historic buildings is necessary to preserve this significance so that future generations can also use and enjoy them as we do today.

Managing change is a positive process, intended to protect the heritage significance of historic buildings, whilst enabling alterations and adaptations which sustain the use and occupation of these buildings.

How is traditional construction different to modern construction?

Traditional construction generally used materials which were local to the area and were built by local craftspeople. They can be hard wearing and last well, but do not perform as a modern building would. Traditionally, constructed buildings are said to ‘breathe’ – they allow moisture and air in and out of the building. This is not usually a problem, as moisture levels are generally low and evaporate as the building warms through the day and with the seasons.

Using modern building techniques and materials on a traditionally constructed building can stop the building breathing, trapping moisture, which can cause the building to decay and create an unhealthy living environment. It is important to understand the way your building is constructed and designed to perform with the weather.

We recommend taking a holistic ‘whole building approach’ when considering ways to reduce the carbon footprint of a traditional or historic building. This involves taking account of the building’s fabric and location, as well as the needs of its occupants. Measures should be designed to prioritise those with the biggest impact on carbon reduction and lowest impact on heritage significance.

I need specific advice – who can I talk to?

The Historic Environment Team at the city council are always pleased to assist. You can contact us at planning@winchester.gov.uk or by telephone: 01962 840 222.



Maintenance and repair

Maintaining your building is one of the best ways to ensure it operates with optimal energy efficiency – a dry building is a warm building. Some common measures you can take are:

- Clearing gutters and downpipes
- Replacing slipped slates and tiles
- Repairing windows and doors
- Repointing brickwork, including chimneys and flashings
- Repairing cracked and damaged render
- Insulating pipes and hot water tanks
- Installing thermal curtains and draught excluders to windows and doors
- Installing chimney balloons in fireplaces with open flues
- Installing energy efficient lighting, such as LED lightbulbs

Do they require permission?

No – however, repairs should generally use matching materials and finishes.

What is the council's view?

We encourage any owner of historic buildings to maintain and repair it.

Roofs

Cold Roof insulation

This is insulation generally laid flat between or above the ceiling, at the base of the attic. It limits the movement of heat from the heated spaces in the rooms below, and as a result this is named Cold Roof Insulation.

Does it require permission

No

What is the council's view?

We encourage owners of historic buildings to properly insulate their roof, as this can be the biggest single source of heat loss. The type of insulation used should be vapour permeable – such as mineral wool or sheep's wool, at an appropriate thickness.

Warm Roof insulation

This is insulation fixed at rafter level, with either a very small or no gap between it and the roof covering. It stops heat escaping through the envelope of the roof and allows the attic space to be heated. It is often used where the attic has been converted to a habitable room.

Does it require permission?

Listed Buildings: listed building consent will be required to install a new warm roof system, if not already present.

Conservation Areas: Planning permission not required.

Outside of Conservation Areas: Planning permission not required.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plan (to scale) to identify areas proposed to be insulated
- Specifications of proposed insulation, and method statement, including details of surface finish
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

Generally, we will support applications which seek to insulate historic roofs, provided that they use materials appropriate to the building, that they do not result in the loss of historic building fabric and that (where appropriate), they preserve the character of important roof spaces. Other associated alterations such as ceiling removal and rooflights will be assessed on their own merits.

Walls

Cavity Wall Insulation

Cavity Walls are unusual in traditional construction but may be present on more recent extensions to historic buildings. This involves installing insulation in the gap between the two 'skins of an external wall, generally by injection, to reduce the transfer of heat across the gap between each 'skin'.

Does it require permission?

Listed Buildings: listed building consent may be required, depending on the nature of the element to be insulated – please contact the Council for specific advice.

Conservation Areas: planning permission not required.

Outside of Conservation Areas: planning permission not required

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plan (to scale) to identify areas proposed to be insulated
- Specifications of proposed insulation, and method statement, including details of surface finish
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals

What is the council's view?

The council will generally support applications to insulate modern cavity walls on historic buildings. Proposals to insulate historic cavity walls may be acceptable, subject to the details of the proposal.

Internal Solid Wall Insulation

Most historic buildings will have solid walls. Internal solid wall insulation is fixed to the internal face of an external wall to limit the passage of heat through the wall.

Does it require permission?

Listed Buildings: listed building consent required.

Conservation Areas: planning permission not required.

Outside of Conservation Areas: planning permission not required.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify areas proposed to be insulated
- Specifications of proposed insulation, and method

statement, including details of surface finish

- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals

What is the council's view?

The council will support applications for listed building consent to install internal solid wall insulation, where it does not require the removal of historic surface finishes, preserves important historic internal features (such as panelling, cornices and architraves) and uses materials which are appropriate to the building.

External Solid Wall insulation

External solid wall insulation is fixed to the external face of an external wall to limit the passage of heat through the wall.

Does it require permission?

Listed Buildings: listed building consent and planning permission required.

Conservation Areas: planning permission required.

Outside of Conservation Areas: planning permission not required if the materials used are of a similar visual appearance to the existing wall, otherwise, planning permission required.

Information needed to support an application for listed building consent or planning permission:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify areas proposed to be insulated
- Specifications of proposed insulation, and method statement, including details of surface finish
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will not generally support applications for external solid wall insulation for historic buildings, due to the way in which this can harm the external appearance of the building. National guidance from Historic England also advises against external solid wall insulation for historic buildings. It may be acceptable in limited circumstances for rear elevations and more recent extensions. Care will need to be taken in the detailing of eaves, rainwater goods, corners and window/door reveals.

Windows and doors

Secondary glazing

Secondary glazing is glazing affixed to the frame of an existing window, usually internally, to improve the thermal or acoustic insulation of a window, whilst retaining the existing window in situ. There are many different options available, and this can be bespoke to a specific window.

Does it require permission?

Listed Buildings: listed building consent is not required to install secondary glazing internally but may be needed to install it to the exterior of a building.

Conservation Areas: planning permission not required.

Outside of Conservation Areas: planning permission not required.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the windows on which it is proposed to be installed
- Specifications of proposed secondary glazing, and method statement for installation, including means of fixing and alterations to existing aperture
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council encourages owners of historic buildings to consider internal secondary glazing as a good solution to insulate windows. This is highly energy efficient, enables historic windows to be retained and preserves the embodied carbon and energy of the building. New systems are much less prominent than earlier versions. Applications for external secondary glazing will be considered on a case-by-case basis.

New Internal Shutters

Shutters are internal 'doors' fixed behind a window, which can be closed and opened when needed. They can be side hung, bi-folding, louvred or sliding. Generally shutters are solid, but some glazed versions do exist. Shutters were common to large Georgian buildings.

Do they require permission?

Listed Buildings: listed building consent not required to install new shutters (but would be needed for replacement of historic shutters).



Conservation Areas: planning permission not required.

Outside of Conservation Areas: planning permission not required.

What is the council's view?

The council supports the installation of internal shutters, these are a traditional means of insulating historic windows, which is highly energy efficient, enables historic windows to be retained and preserves the embodied carbon and energy of the building.

Window / door replacement

Historic windows and doors are an irreplaceable resource, produced using historic timber of a quality not easily available today and attractive historic glass. New windows can be double glazed with different designs and materials, to suit different styles of building.

Does it require permission?

Listed Buildings: listed building consent required

Conservation Areas: depends upon the type of building

Houses: planning permission not required, provided that the materials are of similar appearance to the existing

Flats: planning permission required
Commercial, public and community buildings – planning permission required

Outside of Conservation Areas: planning permission not required.

Information needed to support an application for listed building consent or planning permission:

- Completed Application form
- Location and Block Plans (to scale)
- Some way of identifying the windows/doors proposed to be replaced – elevation drawings or annotated elevation photographs
- Details of the existing windows – design, age, materials, condition survey report
- Detailed drawings of the proposed new windows/doors, to scale, including true elevations, sections and detail drawings
- Supporting Design, Access and Heritage Statement, to explain the history of the building and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the Council's view?

The council supports the replacement of windows or doors which are demonstrably inappropriate to the building or area, or are clearly not historic, or have been demonstrated to be beyond repair in a condition survey report. In those circumstances, replacement with double glazing of an appropriate design and detailing can be acceptable.

The council will not support proposals to remove windows or doors from an historic building where those windows are likely to be historic and are in a good condition. In those circumstances, we would recommend secondary glazing.

Where the principle of replacement has been established, the council will not support uPVC, but will encourage traditional materials appropriate to the building.



Floors

Suspended floor insulation

Some floors do not sit directly on the ground, but are raised up from it using floor joists, supported from a masonry substructure or the base of the external walls. These floors are described as being suspended, and insulation can be fitted between or above the floor joists, to limit the passage of heat through the floor. Suspended timber floors can be a significant source of heat loss particularly if there are gaps between floorboards allowing draughts.

Does it require permission?

Listed Buildings: listed building consent required.

Conservation Areas: planning permission not required.

Outside of Conservation Areas: planning permission not required.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the windows on which it is proposed to be installed
- Specifications of proposed secondary glazing, and method statement for installation, including means of fixing and alterations to existing aperture
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will support applications for listed building consent to install suspended floor insulation, where it preserves important historic building fabric and uses materials which are appropriate to the building.

Solid Floor insulation

Ground floors of historic buildings are often solid, laid directly onto the ground, with minimal foundations and insulation. The energy savings resulting from insulating solid ground floors can in many cases be of marginal benefit when the cost and disruption to the building fabric are considered. Insulating other building elements is likely to produce greater benefits in energy efficiency for significantly less cost. This is partly because a typical solid floor already provides a degree of insulation, but mainly because the ground beneath maintains a stable temperature of around 10 degrees centigrade. However, where an existing floor is being taken up, replaced or repaired, then it can be worth

making use of the opportunity to improve its thermal performance.

Do they require permission?

Listed Buildings: listed building consent required.

Conservation Areas: planning permission not required.

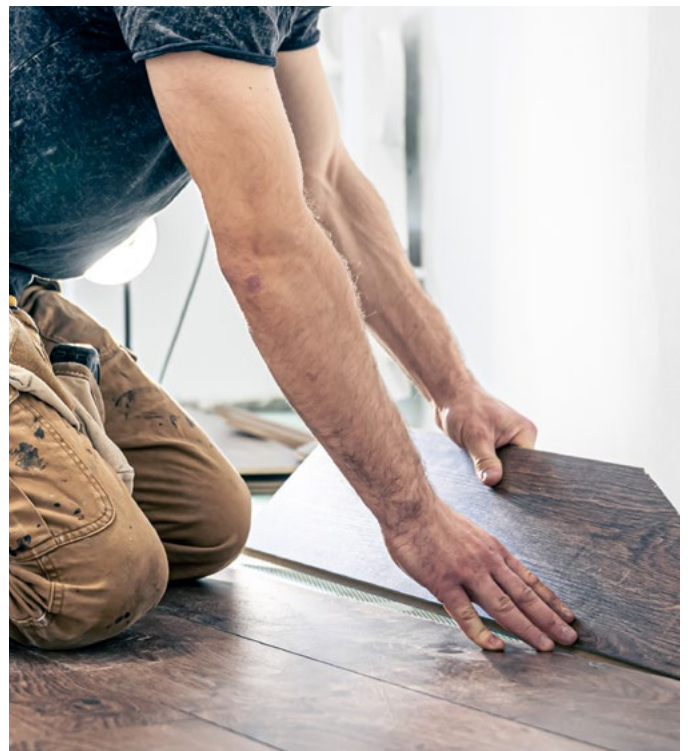
Outside of Conservation Areas: planning permission not required.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the windows on which it is proposed to be installed
- Specifications of proposed insulation materials, and method statement for installation, including details of associated alterations to existing building fabric (such as floor structures, floorboards and surface finishes)
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will support applications for listed building consent to install solid floor insulation, where it preserves important historic building fabric and uses materials which are appropriate to the building.



Heating Systems and Energy generation

Smart heating controls

Some heating systems can now be controlled by an app on a mobile device, which allows the heating to be adjusted remotely. These systems can also provide information about energy usage patterns and consumption. This information can enable a heating system to be used more efficiently.

Does it require permission?

No, provided that the installation does not require substantial material alterations to a building (i.e. large new holes through existing walls.)

What is the council's view?

The council supports measures which homeowners can take to make their heating systems more effective and efficient.

Replacement gas/oil/biomass boiler

Most conventional heating systems involve burning a fuel, often fossil fuels such as oil or gas. In future, fossil fuelled boilers are unlikely to be permissible, but at present, it is possible to install these as replacements for existing heating systems. New gas and oil fuelled boilers can be more efficient than older models.

Do they require permission?

Listed Buildings: listed building consent will usually only be required if alterations to walls, floors, ceilings or roofs are necessary for the replacement, such as for new flues.

Conservation Areas: planning permission not required, unless a new building is proposed to contain a new boiler (generally for biomass).

Outside of Conservation Areas: planning permission not required, unless a new building is proposed to contain a new boiler (generally for biomass).

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify areas proposed to be altered/locations of new structures
- Specifications of proposed materials and flues, and method statement for installation, including details of associated alterations to existing building fabric.
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals

- [Please also see our online guidance at this link.](#)

What is the council's view?

The council supports applications for alterations to enable the installation of new boilers, where they minimise the loss of historic building fabric, and are sensitively located in inconspicuous locations.

Replacement gas/oil/biomass boiler

Most conventional heating systems involve burning a fuel, often fossil fuels such as oil or gas. In future, fossil fuelled boilers are unlikely to be permissible, but at present, it is possible to install these as replacements for existing heating systems. New gas and oil fuelled boilers can be more efficient than older models.

Do they require permission?

Listed Buildings: listed building consent will usually only be required if alterations to walls, floors, ceilings or roofs are necessary for the replacement, such as for new flues.

Conservation Areas: planning permission not required, unless a new building is proposed to contain a new boiler (generally for biomass).

Outside of Conservation Areas: planning permission not required, unless a new building is proposed to contain a new boiler (generally for biomass).

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the windows on which it is proposed to be installed
- Specifications of proposed secondary glazing, and method statement for installation, including means of fixing and alterations to existing aperture
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council supports applications for alterations to enable the installation of new boilers, where they minimise the loss of historic building fabric, and are sensitively located in inconspicuous locations.

Roof mounted solar panels (Photovoltaic and Thermal)

Solar panels can be fitted on roofs of many buildings. These can be photovoltaic, in which the panels generate electricity or thermal, in which the panels heat water. Photovoltaic slates and tiles are also now available, and many be suitable where a roof finish requires replacement.

Does it require permission?

Listed Buildings: listed building consent and planning permission required to install solar panels fixed to the listed building.

Conservation Areas: planning permission not required, unless the solar panels would be installed on a roof slope facing a highway, higher than the highest part of the roof (excluding any chimneys), or would protrude more than 0.2m beyond the plane of the roof (when measured perpendicular to the roof slope).

Outside of Conservation Areas: planning permission not required, unless the solar panels would be higher than the highest part of the roof (excluding any chimneys), or would protrude more than 0.2m beyond the plane of the roof (when measured perpendicular to the roof slope).

Some houses may have been stripped of some of their permitted development rights by previous planning permissions, and may now need planning permission for solar panels.

Additional restrictions apply to non-domestic buildings, please contact the Council for advice to planning@winchester.gov.uk or by telephone to 01962 848 177.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the locations of proposed solar panels, depth of solar panels (including fixings), and relationship with surrounding building fabric
- Specifications of proposed solar panels, and method statement for installation, including details of associated alterations to existing building fabric
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council supports applications for roof mounted solar panels which are sensitively located, are not unduly

prominent in an area, do not require substantial alterations to or removal of historic building fabric, and preserve the residential amenity of neighbouring properties.

Freestanding solar panels

Where there is sufficient space, it may be possible to install solar panels on supports directly fixed to the ground.

Do they require permission?

Listed Buildings: listed building consent not required. Planning permission required.

Conservation Areas: planning permission not required, unless the solar panels would be within a scheduled monument, between the building and the highway, would be more than 4 metres in height or within 5 metres of the boundary of the curtilage.

Outside of Conservation Areas: planning permission not required, unless the solar panels would be within a scheduled monument, would be more than 4 metres in height or within 5 metres of the boundary of the curtilage.

Additional restrictions apply to non-domestic buildings, please contact the Council for advice.

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the locations of proposed solar panels, depth of solar panels (including fixings), and relationship with surrounding building fabric
- Specifications of proposed solar panels, and method statement for installation, including details of associated alterations to existing building fabric
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council supports applications for freestanding solar panels which are sensitively located, are not unduly prominent in an area, and preserve the residential amenity of neighbouring properties.



Wind turbines

Wind turbines come in all shapes and sizes, it is possible to install small scale (microgeneration) wind turbines on domestic properties. These are typically less than 15m in height.

Do they require permission?

Listed Buildings: listed building consent would be required if attached to the listed building and planning permission in all circumstances.

Conservation Areas: likely to require planning permission in most circumstances – the rules here are complex, please contact the council for further advice via planning@winchester.gov.uk or by telephone to 01962 848 177.

Outside of Conservation Areas: likely to require planning permission in most circumstances – the rules here are complex, please contact the council for further advice via planning@winchester.gov.uk or by telephone to 01962 848 177.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the locations of proposed wind turbine, means of fixing to the building (if applicable), full drawings of the turbine, and any associated equipment
- Specifications of proposed turbine, including size and appearance and method statement for installation
- Details of compliance with the Microgeneration Compliance Scheme
- Supporting Design and Heritage Statement, to explain the history of the site, and the nature of the proposals
- Landscape and Visual Impact assessment, to explain the potential impacts on the landscape
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will support applications for microgeneration wind turbines where they are sensitively located in grounds of historic buildings, and do not have an unacceptable impact on the character of the landscape or townscape and preserve the residential amenity of neighbouring properties.

Air Source Heat Pump

Air source heat pumps use electricity to extract heat from the air to heat a building. They work using a coefficient of performance, in which for each unit of electricity used to operate the heat pump, between 2.5 and 4 units of heat are produced. They are an efficient means of heating a building and can operate down to sub-zero temperatures. Air Source Heat Pumps will work best in a well-insulated building.

Do they require permission?

Listed Buildings: Listed building consent not required (unless affixed to the listed building), planning permission required.

Within and Outside of Conservation Areas: planning permission not generally required, if: the site presently does not contain a wind turbine; only one heat pump is on the site; the volume of the pump's compressor and housing is less than 0.6 cubic metres; the pump is located further than 1m from the boundary of the property, and it would be at ground floor level only; it would not be within a scheduled monument; and would not be located between the building and the highway.

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (to scale) to identify the locations of proposed air source heat pump, means of fixing to the building (if applicable), and any associated equipment or enclosure
- Specifications of proposed heat pump, including size and appearance and method statement for installation
- Details of compliance with the Microgeneration Compliance Scheme
- Supporting Design and Heritage Statement, to explain the history of the site, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will support the installation of new air source heat pumps, and will approve applications for heat pumps which are sensitively located so as to preserve the significance and character of historic buildings and conservation areas, and preserves the residential amenity of neighbouring properties.



Ground Source Heat Pump

Ground source heat pumps also use electricity to exchange heat within the ground to heat a building. Typically they are more efficient than an Air Source Heat Pump due to the more constant ground temperatures, but are often more expensive and can require large areas of land to operate.

Does it require permission?

Listed Buildings: listed building consent not required. Planning permission also not required.

Conservation Areas: planning permission not required within the domestic curtilage. Planning permission would be required outside of the domestic curtilage (i.e. the garden area of a house).

Outside of Conservation Areas: planning permission not required within the domestic curtilage. Planning permission would be required outside of the domestic curtilage (i.e. the garden area of a house).

Information needed to support an application for listed building consent:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans to identify the location of the trenching/borehole, and associated equipment.
- Specifications of proposed heat pump, including size and appearance and method statement for installation
- Supporting Design and Heritage Statement, to explain the history of the site, and the nature of the proposals
- Archaeological Desk Based Assessment – to consider the potential for archaeological remains which might be affected by the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will support the installation of new ground source heat pumps, and will approve applications for heat pumps which are sensitively located so as to preserve the significance of archaeological remains, protect the character of historic buildings and conservation areas, and which preserve the residential amenity of neighbouring properties.

Battery Storage

On-site renewable electricity generation facilities can be used in conjunction with a large purpose made battery, to store electricity on site, when demand is low, so that the stored electricity can then be used when demand is high.

Do they require permission?

Listed Buildings: listed building consent would only be required if it were attached to the building. Depending on its physical size, planning permission may be needed – please contact the council for advice via planning@winchester.gov.uk or by telephone to 01962 848 177.

Within and Outside of Conservation Areas: depending on its physical size and location, planning permission may be needed – please contact the council for advice via planning@winchester.gov.uk or by telephone to 01962 848 177.

Information needed to support an application for listed building consent or planning permission:

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (or annotated photographs) to identify the locations of proposed battery storage, means of fixing to the building (if applicable), and associated alterations to cabling and electrical supply
- Specifications of proposed battery storage, including size and appearance and method statement for installation
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals.
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will support the installation of new battery storage systems, and will approve applications which are sensitively located so as to preserve the significance and character of historic buildings and conservation areas, preserve the residential amenity of neighbouring properties, and where fire safety can be appropriately managed.



Electric Vehicle Charging points

Electric vehicle charging points are dedicated charging facilities for electric vehicles, which typically deliver a higher electrical output than a standard 13amp three pin electrical socket. They can charge an electric vehicle faster than a standard socket.

Do they require permission?

Freestanding

Listed Buildings: listed building consent not required for detached freestanding charging points but planning permission would be required.

Conservation Areas: planning permission not required, unless more than 1 charging point is proposed, the charging point would be more than 1.6m above ground level, would be within a scheduled monument or would be within 2 metres of a highway.

Outside of Conservation Areas: planning permission not required, unless more than 1 charging point is proposed, the charging point would be more than 1.6m above ground level, would be within a scheduled monument or would be within 2 metres of a highway.

Attached to a building

Listed Buildings: listed building consent and planning permission required.

Conservation Areas: planning permission not required, unless the charging point would be cover an area greater than 0.2 sq. metres, would be within a scheduled monument or the curtilage of a listed building or would be within 2 metres of a highway.

Outside of Conservation Areas: planning permission not required, unless more than 1 charging point is proposed, the charging point would be more than 1.6m above ground level, would be within a scheduled monument or the curtilage of a listed building or would be within 2 metres of a highway.

On-street charging may require separate permission from Hampshire County Council. Please contact them on 0300 555 1388

- Completed application form
- Location and Block plans (to scale)
- Drawing/plans (or annotated photographs) to identify the locations of proposed charging point, means of fixing to the building (if applicable), and associated alterations to cabling and electrical supply
- Specifications of proposed charging point, including size and appearance and method statement for installation
- Supporting Design and Heritage Statement, to explain the history of the building, and the nature of the proposals
- [Please also see our online guidance at this link.](#)

What is the council's view?

The council will support applications for electric vehicle charging points where they are sensitively located in grounds of historic buildings, and do not require the loss of historic material fabric. impact on the character of the landscape or townscape and preserve the residential amenity of neighbouring properties.



Building Regulations

Separate to planning permission and listed building consent, you may need Building Control approval under the Building Regulations. The Building Regulations address issues of the safety, quality and efficiency of new building work. For further advice, you can contact the City Council's Building Control Team on: BuildingControl@winchester.gov.uk or by telephone to 01962 848 176

Where else to look for advice

The council offer an extensive pre-application advice service, to assist building owners in planning changes to their historic building. Further details, including our fees are available [here](#).

[Historic England: Climate Change, Sustainability & Energy Efficiency](#). A gateway to Historic England's extensive advice and research, worth exploring. Particularly pages [Practical Guidance on Energy Efficiency](#); [Generating Energy in Older Houses](#); [Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures](#) | [Historic England](#) and overarching guidance documents:

- [Energy Efficiency and Historic Buildings \(2018\)](#)
- [HEAN14: Energy Efficiency and Traditional Homes \(2020\)](#)

[Planning responsible retrofit of traditional buildings](#) (PDF) Sustainable Traditional Buildings Alliance (STBA). Part of the 'Responsible Retrofit Series'. The STBA is a collaboration of not-for-profit organisations supported by CITB, Historic England, Historic Environment Scotland, and Cadw.

Institute of Historic Buildings (IHBC). [Retrofitting of Traditional Buildings guidance note](#)

[Responsible Retrofit Knowledge Centre](#) and [Guidance Wheel](#). Developed with funding and support from CITB and the Department of Energy and Climate Change, now part of BEIS.

[Society for the Protection of Ancient Buildings \(SPAB\): Knowledge Base](#). A growing resource on conservation old buildings including categories Common Problems, Maintenance, and Energy Efficiency.

[Old House Eco House](#): A Practical Guide to Retrofitting for Energy Efficiency and Sustainability (2019) Suhr & Hunt in association with SPAB.

[A Quick Guide to Low Carbon Living in Older Homes](#) (2021) from the Bath Preservation Trust who have a range of relevant guidance online.

[A Bristolian's Guide to Solid Wall Insulation](#) (2015) STBA, DECC, Bristol City Council. This illustrated guide is now used by homeowners throughout the UK to make more informed decisions about how to insulate their homes.

[Heritage Counts](#) Research published by Historic England on behalf of the Historic Environment Forum, particularly: [There's No Place Like Old Homes: Re-use and Recycle to Reduce Carbon](#) (2019)

[Case Studies](#) including the [Zetland Passive House](#) 'the UK's greenest retrofit' in Chorlton Conservation Area, the eco-retrofit of a Grade II listed [Clapham townhouse](#)

The [Warmer Homes](#) partnership between 13 different Councils in the South East (including Winchester City Council offers fully funded energy efficiency improvements to low income property owners, subject to eligibility criteria.

[Superhomes](#) - A network for sharing best practice in domestic energy reduction and home comfort

[The Planning Portal's Interactive House](#) is an excellent tool to show what works do and do not need planning permission.





Winchester
City Council