

The Planning Process

Apply online either electronically via the Planning Portal or on paper to your local authority (LPA)

Planning Application

Listed Building Consent

LPA validates the application (or requests any missing documents or drawings)

LPA notifies the statutory and non-statutory consultees and advertises the application

Planning Case Officer manages the application and carries out a site visit

Planning Case Officer considers the merits of the case, views the consultees and the Conservation Officer and assesses it against the nation and local planning policies

Conservation officer visits the site and reports to the case officer

Consultation response from Historic England (when required)

Consultation response from the statutory and non-statutory consultees (when required)

Comments from other interested parties

Planning Case Officer reports to head of planning

The Head of Planning either determines the application or reports the case to **Planning Committee** for determination

Consent refused

Application is not determined within eight weeks

Consent granted with conditions

Change proposal and resubmit a new application

(Additional cost would be incurred)

Appeal to the **Secretary of State** who appoints a **Planning Inspector** to assess the application independently and determine the appeal
(Additional costs would be incurred)

Start work within time limit comply with conditions prior to starting work

(Additional costs may be incurred depending on the conditions imposed)

Consent refused

Consent granted