

Local Development Orders and their Practical Implementation

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1 Introduction

Purpose of this Document

- 1.1 Local Development Orders (LDOs) were introduced in the Planning and Compulsory Purchase Act 2004 and are a tried and tested tool for simplifying the planning process and expediting development.
- 1.2 LDOs are made by a local planning authority (LPA) (under the Town and Country Planning Act 1990). They are very flexible and can apply to a specific site, sites, or wider geographical area; grant planning permission for a certain type or types of development; and grant planning permission outright or subject to conditions.
- 1.3 The benefits of LDOs include helping to accelerate the delivery of appropriate development by removing the need to apply for planning permission, providing certainty for property owners/ developers and by reducing the burden on LPAs to allow resources to be directed where most needed.
- 1.4 This document has been prepared by Adams Hendry Consulting Ltd on behalf of the Planning Officers Society. It provides examples of how LDOs have been used and considers ways that locally specific guidance and policies could be adapted to become an LDO.

Process for Making an LDO

- 1.5 The process for making an LDO comprises a number of stages which are summarised below.

Stage 1: Preparation

- 1.6 Prepare the draft LDO. This must be accompanied by a Statement of Reasons providing a description of development which the LDO would permit and a plan or statement identifying the land to which the LDO would relate.
- 1.7 The following exclusions apply:
 - development that would affect a listed building;
 - development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017 (“the EIA Regulations”); or
 - following an appropriate assessment, development that would adversely affect the integrity of a European Site or a European Offshore Marine Site.
- 1.8 An LDO may permit development in Schedule 2 of the EIA Regulations provided the correct procedures are followed.

Stage 2: Consultation

- 1.9 There is a requirement to consult for a period of not less than 28 days (30 days for EIA development).

- 1.10 The consultation needs to include all persons whose interests would be affected by the Order and those that would have been consulted had a planning application been submitted for the development proposed by the LDO.
- 1.11 A copy of the LDO must be made available for public inspection and notice must be given by advertisement.

Stage 3: Consideration of representations

- 1.12 Consideration must be given to representation received and whether modifications are required.

Stage 4: Adoption

- 1.13 An LDO is of no effect unless it is adopted by resolution of the local planning authority (LPA).
- 1.14 The LPA must send the LDO and statement of reasons (and any accompanying Environmental Statement) to the Secretary of State as soon after the Order's adoption as is reasonably practicable (no later than 28 days).

2 LDO Case Studies

- 2.1 LDOs have been used for a wide range of development types and vary in complexity depending on the nature and scale of development as illustrated in the following case studies:
- **Thurrock Council: London Gateway Logistics Park LDO** - developed to simplify the planning consenting regime for development at the Logistics Park.
 - **Dudley Metropolitan Borough Council: Householder Extensions LDO** – to establish permitted development allowances for extensions and alterations which would normally require planning permission but are considered low impact and straight forward.
 - **London Borough of Harrow: North Harrow District Shopping Centre LDO** – adopted to enable the flexible occupancy of existing and vacant premises in parts of the town centre.
- 2.2 These LDOs have been developed to respond to a range of issues and have been brought forward either independently by the LPA or with the support of key stakeholders.

Thurrock Council

London Gateway Logistics Park LDO

- 2.3 The London Gateway Logistics Park is a world leading logistics centre sitting alongside the London Gateway Port, the UK's fastest growing deep-sea container terminal, located on the north bank of the River Thames just 25 miles from central London. The two components together, form London Gateway.
- 2.4 An application for a 938,601 m² logistics park was submitted to Thurrock Council in 2002 and outline planning consent was finally granted in 2007. The consent was subject to 96 conditions, and given the time that had elapsed since the application was submitted, a number these conditions had to be varied to ensure the development was capable of meeting the changing requirements of operators. Consequently, implementation of the consent was becoming increasingly complicated leading to potential issues for enforcement in the future and this was all before a single building had been constructed. As a result, DP World (DPW) (the landowner) and Thurrock Council looked at ways to simplify the planning process and expedite development, concluding that an LDO would provide the flexibility needed to deliver the logistics park, improve investor confidence and simplify planning control.

- 2.5 The conditions of the outline planning consent were reviewed and updated as necessary for inclusion as a condition of the Order itself or one of its compliance documents. It was important to investor confidence that there was not a further approval process akin to the reserved matters stage. A Design Code was therefore produced setting out acceptable development parameters based on the outcomes of various technical reports including on drainage, landscape, contamination etc as well as mitigation required to avoid adverse effects as set the Environmental Statement and Transport Assessment. Construction practices were controlled by the Code of Construction Practice and ongoing ecological management and mitigation secured by the Ecological Mitigation and Management Plan. In order to ensure compliance with legislative requirements, a Habitat Regulations Assessment and an Environmental Statement were prepared to support the LDO.
- 2.6 At the point the LDO was made, nothing on this scale had been contemplated or delivered before. There were challenging environmental matters that needed to be addressed including the fact that the site was in close proximity to a Special Protection Area (SPA) and the fact that it was heavily contaminated.
- 2.7 The LDO was made in 2013 (known as 'LDO1') for an initial 10-year period. It granted planning permission for a total of 829,700m² of commercial floorspace together with ancillary uses and a range of supporting servicing facilities, plant, landscaping and infrastructure. At the point LDO1 expired in November 2023, the site had been largely remediated and raised, the drainage network and key infrastructure corridors had been implemented and 337,225m² of commercial floorspace had been completed or committed. Due to the success of LDO1, Thurrock Council resolved to make a further LDO to enable completion of the logistics park.
- 2.8 The cost of making the LDO was largely borne by DP World who worked in close partnership with the Council throughout the process.

Table 1: London Gateway Logistics Park LDO Summary

LDO
London Gateway Logistics Park LDO1 – made November 2013 for up to 829,700 m ² commercial floorspace. Duration 10 years.
LDO Area
Site Specific - The location of and extent is substantially the same as the outline planning consent.
The Order
The Order was set out in four parts: Part 1: permitted warehouse and industrial development (the erection, extension, demolition or alteration (B1(b), B1(c), B2 and B8 uses). Part 2: permitted changes of use of buildings within the range of permitted classes.

Part 3: permitted associated infrastructure (internal access roads, vehicle parking/servicing, hard and soft landscaping, foul/surface water drainage infrastructure, vehicle refueling facilities and utilities infrastructure (telecoms, gas, electricity, water)).

Part 4: permitted site preparation works – including remediation and land raising.

Conditions

Subject to a number of conditions including:

- Prior notification process to confirm whether proposed development was compliant with the LDO.
- Implementation of development within 3 years,

The conditions also require compliance with the following documents:

- Design Code.
- Code of Construction Practice.
- Ecological Mitigation and Management Plan.
- Travel Plan.

Subject to a Section 106 legal agreement

Prior Notification

Prior Notification of Development required before works could commence. Information to be submitted to Thurrock Council included:

- Completion of bespoke form.
- Details of the development and plans.
- Fee.

Decision within 28 days otherwise deemed consent.

Cost Recovery

LDO funded by DP World (landowner)

- 2.9 In January 2025, a new LDO (known as LDO2) was made which permits up to 733,776 m² of commercial floorspace on the site (321,450m² remaining to be consented).

Dudley Metropolitan Borough Council

Householder Extensions LDO

- 2.10 Dudley Metropolitan Borough Council adopted the Householder LDO in September 2017. It was developed to provide certainty for borough residents looking to extend their home but also to enable a more efficient and lower cost planning service (See Table 2: Dudley Householder Extensions LDO Summary).
- 2.11 The report presented to Cabinet requesting approval for the Householder LDO set out that:
- the LPA received over 700 household planning applications and approximately 380 are non-contentious.
 - applications were taking up to 8 weeks to determine and could require detailed plans and specialist reports produced at cost to the applicant in addition to the statutory application fee.
 - this process was often lengthened due to objections and negotiations over design, adding uncertainty to the outcome.
 - it was noted that the nationally set planning application fee did not cover the costs to the LPA to deliver this service.

Table 2: Dudley Householder Extensions LDO Summary

LDO
Householder Extensions LDO (September 2017)
For: • Erection of single storey and side extensions. • Erection of two storey side and rear extensions. • Erection of first floor side and rear extensions.
LDO Area
Boroughwide
Exclusions
• A house within a conservation area. • A listed building (including locally listed buildings). • Houses located on a corner plot or with a side elevation facing the highway. • A house previously converted from an agricultural building. • A flat, annex or house in multiple occupation. • A house subject to agricultural or equestrian occupancy conditions. • A house subject to S106 legal agreement restricting occupancy. • A house located within the metropolitan green belt. • "Mucklow" built semi-detached property (<i>local property type with characteristic "cat-slide" roof</i>).

- Houses where permitted development rights have been removed by condition. - Any property granted residential use by a Prior Notification Application.
Design Criteria
The design criteria sets out the extensions permitted by the LDO.
Conditions
(a) Works substantially completed within 3 years. (b) Materials to match original house (except conservatory). (c) Size and proportions of windows to correspond with main house (except conservatory). (d) No part of the proposed building shall encroach/overhang neighbour. (e) New extensions must not project beyond neighbouring boundary. (f) No part of any side extension should extend beyond front wall of original house. (g) No balconies, verandas or raised platforms. (h) Total area of extensions to not exceed 50% of land (excluding original house) (i) Restrict height of chimney/ flue. (j) Parking space requirements to be met. (k) No windows to open over boundary and obscure glazing requirements.
Prior Notification
Submission of Prior Notification application. This requires the applicant to: - Complete bespoke application form. - Payment of fee. - Provide photographs of existing elevations of the property.
Cost Recovery
The preparation of the document and consultation process was funded from existing budgets and resources dedicated to the production of planning documents. To save costs, the consultation requirements for the LDO were met through the inclusion of a letter to all households (circa 130,000) with the annual Council Tax bill No cost recovery for development of LDO though expectation that there will be long term cost savings.

- 2.12 The consultation carried out for the LDO was extensive, with legislation requiring consultation with all persons whose interests would be affected by the Order and those that would have been consulted had a planning application been submitted for the development proposed by the LDO (See Figure 1: Extract from Consultation Statement (March 2017)).

Figure 1: Extract from Consultation Statement (March 2017)

Statutory organisations and Prescribed bodies under Duty to Cooperate	40
Organisations/developers on Consultee database by email	Approx. 1000
Ward Councillors	72
Residential Properties within the Borough	Approx 130,000

- 2.13 In addition, there were drop-in sessions at local libraries, promotion through social media and at consultation briefings with agents. Following the consultation, only 29 formal responses were received.
- 2.14 In terms of the success of the LDO, the Dudley Metropolitan Borough Council's Authority Monitoring Report (AMR) confirmed that internal progress targets for the LDO had been met up to and including 2020/2021. After this time the LDO was no longer included in the AMR.
- 2.15 The prior notification fee was originally set at half the application fee to reflect the simpler process of dealing with a prior notification application. The annual review of planning service fees has not changed this approach, with increases in fees to reflect changes to householder application fees, with the justification being to maintain the link between cost of- service provision.¹
- 2.16 The Householder Extensions LDO was the subject of a complaint to the Local Government Ombudsman where a neighbour considered there to be failings in the way the Council considered an application from his neighbour for a property extension under the Local Development Order causing distress and loss of amenity.² The complaint however was not upheld.

London Borough of Harrow

North Harrow District Shopping Centre LDO

- 2.17 The North Harrow District Shopping Centre LDO was developed to support the vitality and viability of daytime uses within North Harrow District Shopping Centre by enabling the flexible occupancy of existing and vacant premises in parts of the town centre. This is an area where vacancy rates were identified as being particularly high, impacting on the vitality of the centre.

¹ Report to Dudley Metropolitan Borough Planning Committee dated 13 January 2025

² Local Government & Social Care Ombudsman, Ref Dudley Metropolitan Borough Council (22 012 26), Decision date 26 March 2023

- 2.18 The LDO, adopted in 2012, extended the permitted development rights for ground floor premises in the North Harrow District Shopping Centre (See Table 3: North Harrow District Shopping Centre LDO).
- 2.19 Consultation was carried out in a variety of ways including the display of site notices throughout the North Harrow District Shopping Centre, press notices and leaflets to approximately 2,000 households and businesses.

Table 3: North Harrow District Shopping Centre LDO

LDO
To extend permitted development rights for changes of use of ground floor premises to the following uses: • A1: Shops • A2: Financial and professional services • A3: Restaurants and cafes • B1(a) as an office other than a use within A2 (financial and professional services) • D1: Non-residential institutions specifically health centres, day nurseries, public halls and non-residential education and training centres (subject to a maximum of 150 square metres).
LDO Area
Area Specific (North Harrow District Centre)
Conditions
• Time period for the LDO (3 years). • Restrict hours of operation of uses permitted by the LDO to between 08:00 and 22:00 hours.
Approval Process
No approval required.
Cost Recovery
No cost recovery for development of LDO.

- 2.20 The LDO was subject to monitoring via quarterly vacancy surveys to assess its effectiveness at helping to fill empty shop units in the area. In terms of the success of the LDO, the Harrow Local Plan AMR dated 2012/2013 sets out that vacancy rates in the Primary Shopping Frontage for all of the borough's Metropolitan, Major and District Centres was at its lowest since 2008/09 at 3.62%.

- 2.21 The AMR in part attributes this to the improving economy but also to the large decrease in vacancy in North Harrow, which is a result of the Local Development Order allowing a wider range of uses in certain frontages, and targeted activities by Harrow's Economic Development Team aimed at attracting new investment and increasing footfall. The table below shows that the vacancy rate in North Harrow was at 40.48% in 2009/10 and had reduced significantly to 3.75% by 2012/13. This level of improvement is not reflected in other town centres in Harrow indicating that the LDO has had a significant beneficial impact.

Figure 2: Percentage of Vacant Primary Shopping Frontage in District Centres and Harrow Town Centre (Source: Harrow Local Plan AMR dated 2012/2013)

Town Centre	2008/09 Vacancy Rate (%)	2009/10 Vacancy Rate (%)	2010/11 Vacancy Rate (%)	2011/12 Vacancy Rate (%)	2012/13 Vacancy Rate (%)
Harrow Town Centre	3.37	4.18	4.48	5.19	8.44
Burnt Oak (part)	2.37	8.51	2.86	0.00	0.00
Edgware (part)	n/a	n/a	n/a	n/a	n/a
Kenton (part)	n/a	n/a	n/a	n/a	n/a
Kingsbury (part)	n/a	n/a	n/a	n/a	n/a
North Harrow	31.67	40.48	29.58	19.13	3.75
Pinner	5.08	4.53	4.76	5.04	5.42
Rayners Lane	10.85	5.68	8.32	6.12	7.86
South Harrow	4.03	5.95	2.13	3.25	4.07
Stanmore	0.00	0.00	0.00	0.00	0.00
Wealdstone	16.93	14.55	14.05	12.37	10.38
Average Rate	6.75%	7.63%	6.02%	4.65%	3.62%

Source: Harrow Council, Economic Development, Research & Enterprise

3 Potential for LDOs

- 3.1 The case studies have shown that LDOs can vary in complexity depending on the nature and scale of the proposal. The purpose of this section is to look at examples of documents already prepared by LPAs and consider how they could form the basis of an LDO. The detailed work already undertaken by LPAs may mean that it would be possible to translate the requirements of a number of existing policy documents into a LDO relatively simply.
- 3.2 A review has been undertaken of guidance and site appraisals developed by the following six LPAs to consider their suitability for an LDO:
- London Borough of Brent
 - London Borough of Camden
 - London Borough of Lambeth
 - London Borough of Tower Hamlets
 - Exeter City Council
 - Plymouth City Council

London Borough of Brent

Residential Extensions & Alterations Supplementary Planning Document

- 3.3 The London Borough of Brent is located in west London and has a mixture of residential, industrial and commercial land. Much of the borough is suburban in character comprising two storey houses with pitched roofs.
- 3.4 A Supplementary Planning Document (SPD) titled ‘Residential Extensions & Alterations’ was adopted by the London Borough of Brent in January 2025. This is a material consideration in the determination of a planning application.
- 3.5 The SPD provides detailed guidance on acceptable extensions and alterations to houses in the borough. It does not apply to houses in conservation areas and listed buildings. The document contains written guidance supported by photographs, indicative plans and illustrations. As with the case study for Dudley Metropolitan Borough Council, there is potential to translate the SPD into an LDO for residential extensions and alterations. This would provide additional permitted development rights for works that would normally require the submission of a planning application (See Table 4: Potential Residential Extensions and Alterations LDO).

Table 4: Potential Residential Extensions and Alterations LDO

LDO Area
Boroughwide/ Area Specific.
Suggested Conditions
- Time limit for implementation. - Requirement to submit Prior Notification.

Potential to: - Exclude Conservation Areas. - Restrict to houses (exclude flats and maisonettes).
Challenges - Requirement to consult as normal planning application which is either by way of letter to neighbouring owner/occupiers or site notice.
Potential Benefits - Broaden the range of extensions which applicants can undertake without the need to apply for planning permission. - Provides greater certainty for applicants. - Prior notification less onerous for LPA as no requirement for consultation, site visit or report. - Fee can be required for prior notification so no loss of income

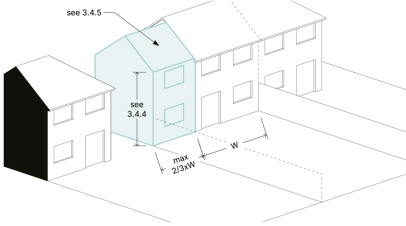
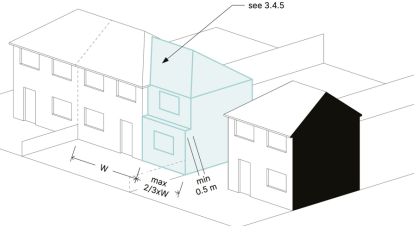
- 3.6 Much of the content of the SPD could be easily adapted into a format appropriate for an LDO. It would be possible for an LDO to include all types of extensions and alterations as detailed in the SPD or be limited to certain works. Table 5 below, provides examples of works detailed in the SPD that could be secured by an LDO and a suggested mechanism for achieving this.
- 3.7 Where the certainty required by an LDO is not achievable e.g. because an element of judgement would be required to determine whether or not a scheme is acceptable, a planning application would be required.

Table 5: Example Information for Residential Extensions and Alterations LDO

Extract from SPD	Secured by LDO	Example text for LDO
Design: Appearance and Materiality		
2.1.1 Generally, the appearance and building materials of any extensions and alterations should match that of your original home.	✓	Secured by condition. For example: <i>Materials shall match the original house.</i>

2.1.2 Exceptions to this could be acceptable but will be dependent on the materials proposed and the overall design quality. 2.1.3 In some cases, it may be necessary or desired to refurbish your original home and, as such, alternative materials could be proposed. 2.1.4 Other architectural features found on your original home should also be considered for inclusion in the design of any extensions or alterations such as, unusual brick bonds, quoins, string courses, plinths, corbelled eaves, stone or tile creased lintels etc.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO.
Two Storey Side Extensions		
Width 3.4.1 Two storey side extensions must not be more than two thirds of the width of your original home.	✓	Secured in Design Code or by Condition: <i>The two-storey side extension shall not be more than two thirds of the width of the original house.</i>
Depth 3.4.2 At first floor level, your two-storey side extension and its roof must be set back at least 0.5 metres from the original front wall of your home.	✓	Secured in Design Code or by Condition: <i>At first floor level, the two-storey side extension and its roof shall be set back at least 0.5 metres from the original front wall of the house.</i>
3.4.3 If your two-storey side extension extends beyond the original rear wall of your home, it will become a two-storey rear extension and will need to comply with the guidance set out in Section 3.2 of this SPD.	✓	Secured in Design Code or by Condition: <i>If the two-storey side extends beyond the original rear wall of your house, it will become a two-storey rear extension and must comply with the relevant requirements of the Design Code</i>

Height 3.4.4 The height of two storey side extensions must not be more than the roof ridgeline of your original home, with the eaves height no more than that of your original home.	✓	Secured in Design Code or by Condition: <i>The height of the two-storey side extension must not be more than the roof ridgeline of the original home, with the eaves height no more than that of the original home.</i>
Roofs 3.4.5 The roof design and pitch of your two-storey side extension should match the roof of your original home. In most cases, this could either be a hipped or gable roof, though other roof types can be found in the borough.	✓	Secured in Design Code or by Condition: <i>The roof design and pitch of the two-storey side extension shall match the roof of the original house.</i>
3.4.6 Two storey side extensions must not have a flat roof, unless this matches the roof of your original home.	✓	Secured in Design Code or by Condition: <i>Two storey side extensions shall not have a flat roof, unless this matches the roof of the original house.</i>
Additional Guidance 3.4.7 Windows could be acceptable in the side wall of your two-storey side extension, unless directly on the boundary.	✓	Secured in Design Code or by Condition: <i>There shall be no windows in the side wall of the two-storey side extension if it is directly on the boundary.</i>
3.4.8 Windows in the side wall of your two-storey side extension above ground floor level must be obscure glazed up to a height of 1.7 metres above finished floor level to protect the privacy of your neighbours.	✓	Secured in Design Code or by Condition: <i>Windows in the side wall of the two-storey side extension above ground floor level must be obscure glazed up to a height of 1.7 metres above finished floor level.</i>
3.4.9 If your home is located on a corner, windows could be acceptable on the side wall of your two-storey side extension to create an active frontage and avoid a blank facade to the street.	✓	Secured in Design Code or by Condition: <i>[There shall be no windows in the side wall of the two-storey side extension if it is directly on the boundary]</i>

		<i>.... except for a corner house where the side wall of the extension would face the street.</i>
3.4.10 If your home has particular architectural features, such as chimney pots or stacks, party walls, or ridge tiles, you should seek to retain these where possible and incorporate them into any two-storey side extension where appropriate.	✓	Include in Design Code that architectural features to be retained. If architectural features are not retained, then would not comply with the LDO.
Figure 12: Parameters for two storey side extensions (rear view) 	✓	Include in Design Code.
Figure 13: Parameters for two storey side extensions with a setback from the original front wall at first floor level 	✓	Include in Design Code.

- 3.8 Planning applications for extensions and alterations to houses in the borough are generally assessed against the criteria set out in the SPD. An LDO would broaden the range of extensions which applicants can undertake under the General Permitted Development Order without the need to apply for planning permission. There is the potential for this to include the majority of works accepted in the SPD.

London Borough of Camden

Camden Planning Guidance: Design SPD

- 3.9 The 'Camden Planning Guidance: Design SPD' was adopted by the London Borough of Camden in 2021. It provides information on a number of detailed design issues within the borough.
- 3.10 The SPD includes a Section 6 on 'Shopfronts' which sets out general principles for shopfront design, advertisements and signs and other elements such as awnings, shutters and cash machines.

- 3.11 There is potential for an LDO for shopfronts which be developed for a specific area such as a designated town centre. An LDO cannot grant advertisement consent (See Table 6: Potential Shopfronts LDO)

Table 6: Potential Shopfronts LDO

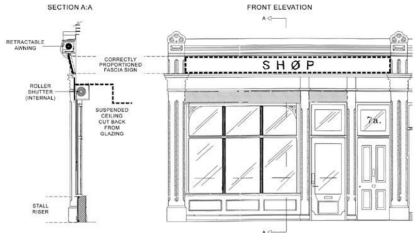
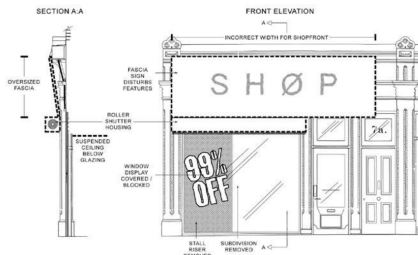
LDO Area
Area Specific such as designated Town Centre
Suggested Conditions
- Time limit for implementation. - Requirement to submit Prior Notification. - Exclude Conservation Areas.
Challenges
- Making sure guidance is sufficiently flexible to accommodate different types of buildings.
Potential Benefits
- Fee can be required for prior notification so no loss of income

- 3.12 The SPD could be adapted into an LDO. It may be appropriate to include area specific information for areas with a particular character of feature to be retained or enhanced. Table 7 provides examples of works detailed in the SPD that could be included in an LDO and a suggested mechanism for achieving this.

Table 7: Example Information for Shopfronts LDO

Extract from SPD	Secured by LDO	Mechanism for LDO
Access		
All new build shop units and shopfronts should be designed to be fully accessible to everyone.	✓	Secured by condition
In the case of existing buildings, the following guidance should be followed: Entrance doors should be accessible to all, particularly wheelchair users and people	✓	Secured by Condition or Design Code: <i>Entrance doors shall provide a 1000mm minimum clear door width in new buildings and 775mm door width in existing buildings.</i>

with limited manual dexterity. 1000mm minimum clear door width in new buildings and 775mm door width in existing buildings where a new shopfront or alterations to a shopfront are proposed. (Please also see Camden Planning Guidance on Access.) Shops that have a change in level from pavement to shop floor surface can usually incorporate ramped access into or within the shop. Exceptions preventing a ramped area to be created may include the presence of structural beams or floor slabs.		<i>[Can require compliance with Camden Planning Guidance on Access]</i> A requirement for a ramped access can be incorporated but more detail would be required.
Fascias		
Fascias should be of a suitable size and proportion in relation to the building and should not normally extend above the cornice or below the capital where this would upset the overall balance and proportions of a shopfront or the parade in which it is located.	✓	Secured by Condition or Design Code: <i>Fascias shall not extend above the cornice or below the capital.</i> (NB. it would be useful to include plan showing basic architectural features that make up a shopfront as is included in SPD)
Fascia signs should not obscure or damage existing architectural features. Deep box fascias which project beyond the shopfront frame should be avoided.	✓	Secured by Condition or Design Code: <i>Fascia signs shall not obscure or damage existing architectural features. Deep box fascias which project beyond the shopfront frame are not permitted.</i>
Lettering on fascia signs should be proportionate to the scale of the shopfront. To aid identification, fascia signs should include the street number of the premises.	✗	Subject to advertisement consent.

Where a shopfront and fascia extend across two or more shop unit bays, the removal of any intervening pilasters is not considered acceptable as it would: - weaken the frame's visual support to the upper floors; and - disrupt the character and rhythm of a shopping frontage created by the widths of individual shopfronts.	✓	Secured by Condition or Design Code: <i>Where a shopfront and fascia extend across two or more shop unit bays, the removal of any intervening pilasters is not permitted.</i>
Lettering on fascia signs should be proportionate to the scale of the shopfront. Main fascias should also be of a suitable size and proportion in relation to the building and should sit between cornice and shopfront itself and should not project above or below the cornice level obscuring upper floor or shop windows.	✗	Subject to advertisement consent.
Fascia and box signs should not obscure or damage existing architectural features.	✗	Subject to advertisement consent.
Figure 4. Good design in a traditional shopfront - section and elevation 	✓	Include in Design Code.
Figure 5. Inappropriate design in a traditional shopfront - section and elevation 	✓	Include in Design Code.

- 3.13 An LDO would broaden the range of works that businesses can undertake without the need to apply for planning permission. There is the potential for this to include the majority of works considered acceptable in the SPD and for area specific criteria to be included.

London Borough of Lambeth

Lambeth Design Guide SPD

- 3.14 The 'Lambeth Design Guide SPD' was adopted by the London Borough of Lambeth in 2023. Part 4: Building Alterations, Extensions and Retrofit has been developed to provide guidance to residents and businesses to help them stay in their properties by accommodating their changing needs.
- 3.15 The document contains written guidance supported by photographs, indicative plans and illustrations for different types of roof extensions. The section on rear mansard extensions sets out basic principles on the appropriate pitch, materials/design detailing and extension/alterations to chimneys (See Table 8: Potential Roof Extensions LDO).

Table 8: Potential Roof Extensions LDO

LDO Area
Boroughwide/ Area Specific.
Suggested Conditions
- Time limit for implementation. - Requirement to submit Prior Notification. - Potential to: - Exclude Conservation Areas. - Exclude properties where Permitted Development rights have been removed.
Challenges
- Requirement to consult as normal planning application which is either by way of letter to neighbouring owner/occupiers or site notice.
Potential Benefits
- Broaden the range of extensions which applicants can undertake without the need to apply for planning permission. - Provides greater certainty for applicants. - Prior notification less onerous for LPA in as no requirement for consultation, site visit or report. - Fee can be required for prior notification so no loss of income.

- 3.16 The requirements of the SPD could be incorporated into an LDO supplemented by additional design parameters. Table 9 provides examples of works detailed in the SPD that can be included within an LDO and a suggested mechanism for achieving this.

Table 9: Example Information for Roof Extensions LDO

Extract from SPD	Secured by LDO	Mechanism for LDO
L-Shaped Dormers		
This is where a rear roof extension projects out over a rear return. The design objective should be to integrate well with the roof and remain subordinate to the host building.	✗	This requires more detailed consideration. Detailed requirements could be imposed such as minimum set down from the ridge and appropriate roof designs.
It should be noted that this approach is not considered appropriate on heritage assets or buildings in conservation areas.	✓	An LDO does not permit development that would affect a listed building. Restriction relating to buildings in conservation areas can be secured by condition.
Where there is an existing roof extension the L-shaped part should integrate well with it and mimic its materials and detailing taking into account the advice below where relevant.	✗	This requires more detailed consideration. A condition could exclude buildings where there is an existing roof extension.
Bring L-shaped dormers forward with proposals for rear mansards to ensure an integrated approach.	✓	Secured in Design Code or by Condition: <i>L-shaped dormers shall be designed in conjunction with a rear mansard.</i>
Ensure the L-shaped element contains no more than one storey of accommodation and is no higher than the main roof ridge of the host building.	✓	Secured in Design Code or by Condition: <i>The L-shaped element shall contain no more than one storey and shall be no higher than the main roof ridge of the host building.</i>

Finish the L shaped element in the same roofing material as the associated rear mansard with a matching 70-degree roof pitch along its long flank elevation, a vertical elevation at the end (flush with the end of the return and a flat roof.)	✓	Secured in Design Code or by Condition: - <i>The materials shall match the rear mansard.</i> - <i>The L-shaped element shall have a 70-degree pitch along its flank elevation and a vertical elevation at the end flush with the end of the return. The L-shaped element shall have a flat roof.</i>
Retain the end gable of the rear return and dress the slate hanging to follow the line of the gable.	✓	Secured in Design Code or by Condition: <i>The end gable of the rear return shall be retained and dress the slate hanging to follow the line of the gable.</i>
Extend party walls' upward in stock brick and provide a traditional parapet with brick on edge coping.	✓	Secured in Design Code or by Condition: <i>The party wall shall be extended upwards in stock brick and provide a parapet with brick on edge coping.</i> [NB. may require min/max dimensions]
Extend chimneys on party walls upward to at least 8 courses above the junction with the roof / parapet line, replicating the chimney cap detailing and re-using pots etc.	✓	Secured in Design Code or by Condition: <i>Chimneys on party walls shall be extended upwards to at least 8 courses above the junction with the roof / parapet line, replicating the chimney cap detailing and re-using pots</i>
Ensure no unacceptable impacts on neighbouring amenity and daylight which includes overlooking from new windows.	✗	This requires an assessment of proposal. Potential for example to require obscure glazing, permit windows only in certain elevations.

 Figure 14: L shaped dormers		Include in Design Code.
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- 3.17 LDO would broaden the range of extensions which applicants can undertake without the need to apply for planning permission. There is the potential for this to include the majority of works considered acceptable in the SPD.

London Borough of Tower Hamlets

Queen Mary University of London (QMUL) Mile End Campus SPD

- 3.18 The QMUL has a campus in Mile End which is on the eastern side of the borough. The SPD was adopted in August 2021 to provide a planning framework to inform and guide the future development of the campus. The campus has developed in a largely ad-hoc way, and the aim of the SPD is to ensure that future development is considered in a more comprehensive manner in order to enhance the quality of the estate while strengthening the public realm and integrating the campus more successfully with its surroundings.
- 3.19 The SPD contains a masterplan vision for the campus and more detailed design principles for the key development areas. There is the opportunity to develop an LDO for the campus site (See Table 10: Potential Queen Mary University Campus LDO).

Table 10: Potential Queen Mary University Campus LDO

LDO Area
Area Specific for the campus site/ key development area
Suggested Conditions
The LDO could permit the development subject to conditions and compliance documents.
Challenges
- Studies and analysis used to inform the SPD could provide a basis for the LDO however detailed assessments will be required. The cost of developing the LDO would need to be met by the LPA unless it is developed in conjunction with the landowner(s).

- There are listed buildings on the site however they are not identified for development in the SPD.
Potential Benefits
- Future development is considered in a more comprehensive manner whilst retaining flexibility through a parameters approach to development where appropriate. - Matters requiring further approval limited. - Process simpler and outcomes more certain for the university. - Fee can be required for prior notification so no loss of income for LPA.

- 3.20 The SPD and background work/analysis could be used as the basis for an LDO. However, as with London Gateway, detailed technical assessments would need to be carried out to support the LDO.
- 3.21 The Residential Quarter, which includes a series of existing student residencies, is a key development area identified in the SPD. A significant reduction to staff parking provision in this zone would unlock development sites which would be well suited to providing additional student bed spaces.
- 3.22 Table 11 provides examples of design principles set out in the SPD that can be included within an LDO and a suggested mechanism for achieving this.

Table 11: Example Information for Residential Quarter LDO

Extract from SPD	Secured by LDO	Mechanism for LDO
Residential Quarter		
Strengthen public routes and connections to the surrounding area, including Meath Gardens to the north and the canal edge.	✓	Public routes can be identified on a plan and secured by condition. Opportunity for more detail to be provided in a Design Code.
Improve public access from Longnor Road, providing a more welcoming access point with security features better integrated within the public realm and landscape.		
Enhance pedestrian routes through the campus, coupled with clear wayfinding.		

Provide active frontages to the main circulation routes through the campus, with communal facilities at ground floor level where possible.	✓	LDO can set out acceptable uses and where they should be provided.
Enhance the quality of the public realm and green spaces, offering opportunities to gather all year round; enhanced facilities for sports and activities; and improved biodiversity.	✓	Opportunity to secure details through LDO. This could be through a Design Code.
New building massing should consider impact on neighbours and townscape, including views along Longnor Road; from the Regent's Canal towpath; and from Mile End Park. Ensure that development considers the context of the adjacent Mile End Hospital site.	✓	Further work would need to be carried out as part of the development of the LDO if the scale and massing is to be secured.
Provide a high standard of accommodation for students and improve the use and quality of spaces between buildings, offering greater opportunities to balance time spent indoors and outdoors.	✓	There is the potential to establish minimum standards to be adhered to which could be secured by the Design Code.
Explore opportunities to vertically extend the existing four-storey residences and utilise flat roofs for biodiverse roofs and wildlife habitats.	✓	Further work would need to be carried out as part of the development of the LDO. Details could be secured by condition or Design Code.
Material choices and building articulation should reflect the residential character of the area, while also expressing communal spaces.	✓	Secured by Design Code.

Any loss of publicly accessible open space in this location will require necessary mitigation in accordance with Local Plan policy.	✓	Mitigation secured by condition or S106 Legal Agreement.
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- 3.23 The SPD could be used as a basis for an LDO however more detailed work would need to be carried out which could be funded by the LPA and/or the University. Partnership working with the University would be essential to ensure that the LDO met their objectives.

Exeter City Council

Householder's Guide: Design of Extensions and Alterations SPD

- 3.24 Exeter City Council adopted its 'Householder's Guide: Design of Extensions and Alterations SPD' in 2024. It provides a set of principles to guide applicants in the design of proposals for extensions and alterations.
- 3.25 There is the potential to develop an LDO for residential extensions and alterations. This would provide additional permitted development rights for alterations and extensions that would normally require the submission of a planning application (See Table 12: Potential Residential Extensions and Alterations LDO).

Table 12: Potential Residential Extensions and Alterations LDO

LDO Area
Boroughwide/ Area Specific.
Suggested Conditions
- Time limit for implementation. - Requirement to submit Prior Notification. - Exclude Conservation Areas. Potential to: - Restrict to houses (exclude flats and maisonettes).
Challenges
- Requirement to consult as normal planning application which is either by way of letter to neighbouring owner/occupiers or site notice.

Potential Benefits
- Broaden the range of extensions which applicants can undertake without the need to apply for planning permission. - Provides greater certainty for applicants. - Prior notification less onerous for LPA as no requirement for consultation, site visit or report. - Fee can be required for prior notification so no loss of income and simply a compliance check against the criteria.

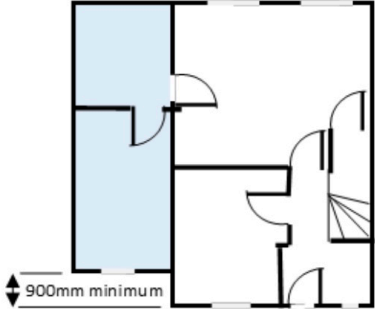
- 3.26 As with the London Borough of Brent Residential Extensions & Alterations SDP, much of the content of the SPD could be easily adapted into a format appropriate for an LDO. Table 5 below, provides examples of works detailed in the SPD that can be secured by an LDO and a suggested mechanism for achieving this.

Table 13: Example Information for Residential Extensions and Alterations LDO

Extract from SPD	Secured by LDO	Mechanism for LDO
General Principles		
Use: Extensions should not be designed or used as separate residential units or businesses.	✓	Secured by Condition or Design Code: <i>Extensions shall not be designed or used as separate residential units or businesses.</i>
Street scene: Extensions should respect existing building lines, the pattern of buildings in the street and the spaces between them. Extensions should not project forward of the front main building line, nor cause terracing or contribute to creating terracing.	✓	Secured by Condition or Design Code using parameters in SPD for specified extension or alteration.
Natural light and outlook: Extensions should not adversely affect the natural light and outlook enjoyed by neighbours.	✓	Secured by Condition or Design Code using parameters in SPD for specified extension or alteration.

Privacy: Extensions should be designed to minimise overlooking into neighbouring properties.	✓	Secured by Condition or Design Code using parameters in SPD for specified extension or alteration. Also, opportunity to impose conditions such as requiring windows on side walls to be obscure glazed and non-opening.
Scale and massing: Extensions should be subservient to the original house and be carefully composed with sympathetic proportions.	✓	Secured by Condition or Design Code using parameters in SPD for specified extension or alteration.
Roofs: Roofs should match the main roof in terms of shape, pitch and materials. The ridges or the highest rooflines should be set lower, and the eaves line should be no higher than that of the main roof.	✓	Secured by Condition or Design Code: <i>Roofs shall match the main roof in terms of shape, pitch and materials.</i>
Architectural details: Architectural details of the main building should be protected and repeated in the extension design.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO.
Materials Exterior materials, and the way they are used (e.g. coursing and pointing, jointing and fixing), should generally match the original house.	✓	Secured by condition. For example: <i>Materials shall match the original house.</i>
Garden Space Proposals should normally ensure that 55 square metres of private useable garden space remain after construction. Where gardens are currently less than 55 square metres, an extension may not be permitted.	✓	Secured by condition. For example: <i>There shall be a minimum of 55 square meters of garden space retained within the curtilage of the dwellinghouse after completion of the works. This excludes driveways and space to the front of the property. Extensions are not permitted where existing garden space (excluding driveways and space to the front of the property) is less than 55 square metres.</i>

Integrated design All elements of the proposal, including landscape works, sustainable drainage systems, flood resilience measures, bin and bicycle storage and security, should be considered and designed as part of the overall scheme from the outset.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO.
Landscape Extensions should be designed to minimise the impact upon existing soft and hard landscape features that positively contribute to local character, biodiversity and appearance e.g. mature planting, trees, and boundary treatments.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO. Opportunity to secure soft landscaping by Condition or in Design Code.
Security The security of the extended and adjoining properties should not be prejudiced by the design of extensions. Security measures should not harm the established character of the street and the original house.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO.
Side Extensions		
Extensions should be set back at least 900mm from the front main wall to ensure that the extension will be subservient to the original house	✓	Secured by Condition or Design Code: <i>The extension shall be set back at least 900mm from the front main wall of the dwellinghouse.</i>
Where there is an existing ground floor side extension in line with the principal elevation, the extension should again generally be set back not less than 900mm at the first-floor level.	✓	Secured by Condition or Design Code: <i>Where there is an existing ground floor side extension in line with the principal elevation, the extension shall be set back not less than 900mm at the first-floor level.</i>

Where the street is characterized by a strong building line, with no setbacks it may be acceptable not to provide a 900mm set back. Side extensions that project forward of the dwelling's front elevation are unlikely to be acceptable.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO.
	✓	Include in Design Code.
Extensions of two-storey or higher, projecting beyond the rear main wall will not usually be permitted owing to the harm they may cause to the character of the main house, to the established townscape and neighbouring residential amenity.	✓	Secured by Condition or Design Code: <i>Two storey side extensions shall not project beyond the main rear wall of the house.</i>
Attention should also be given to a side extension's proximity to neighbouring boundaries and potential impact on neighbours. Any side extension close to the boundary risks being overbearing or causing overshadowing to the extent that it may not be acceptable.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO. Opportunity to include conditions requiring set-in from the boundary.

3.27 An LDO would broaden the range of extensions which applicants can undertake without the need to apply for planning permission. There is the potential for this to include the majority of works considered acceptable in the SPD.

Plymouth City Council

Quality Hotel Site Planning Statement

- 3.28 Plymouth City Council have produced planning statements to provide information about sites that are potentially available for development. The purpose of the statements is to:
- promote potential sites for development.
 - ensure all stakeholders are aware of the planning and design issues.
 - provide guidance for the development (or re-development) of these sites.
 - provide fast, responsive and constructive information on sites.
 - assist potential investors and local stakeholders.
 - help to give useful background.
 - highlight some of the key issues and opportunities that exist.
 - help initial discussions with a developer.
- 3.29 The Quality Hotel Site Planning Statement provides information on land uses, layout, height, scale and massing, form architecture and materials, and planning obligations and CIL. Unlike SPDs, the Site Planning Statement has not been through a formal consultation process.
- 3.30 There is the opportunity to develop an LDO for Quality Hotel Site (See Table 12: Potential Quality Hotel Site LDO)

Table 12: Potential Quality Hotel Site LDO

LDO Area
Site Specific
Suggested Conditions
The following conditions could be included: - Time limit for implementation. - Flexible uses. - Parameters to determine scale of development, use of materials etc and space standards included in Design Code. - Technical standards for highways, parking, drainage, lighting etc included in Design Code. - Submission of verification reports e.g. contamination, species surveys.
Challenges
- No public consultation undertaken for Site Planning Statement so unforeseen issues may arise.

- The cost of developing the LDO would need to be met by the LPA unless it is developed in conjunction with the landowner(s). This would include all supporting information such as a Transport Assessment, Ground Contamination Report, Views Appraisal and Shadow Study.
Potential Benefits
- De-risks the planning process for prospective developers. - Fee can be required for prior notification so no loss of income for LPA.

- 3.31 Table 13 provides examples of development principles taken from the Site Planning Statement that could be secured by an LDO and a suggested mechanism for achieving this.

Table 13: Example Information for Hotel Quality Site LDO

Extract from Site Planning Statement	Secured by LDO	Example text for LDO
Height, Scale and Massing		
The site presents the opportunity for a building of significant height, expected to be in the region of about 10 storeys, similar to the Azure development, at the site's southeast corner. Height should reduce to around 4 storeys to the west and north to follow topography and respond to the scale of adjacent residential buildings.	✓	Parameter plans can be developed to set out the maximum height of buildings across the site.
Particularly high quality, innovative architecture may justify the case for a taller building than the Azure development.	✗	This would require an assessment of the proposal so would not be appropriate for an LDO.
Shadow studies will be needed to assess the impact of the building. Further requirements to assess tall buildings are set out in the Sustainable Design SPD.	✓	Shadow studies would be required to support the maximum heights secured by the parameter plans.

- 3.32 The purpose of an LDO in this instance would likely be to help promote the site for development. As such, it is important that there is flexibility but that some key principles such as the maximum height and acceptable uses are agreed.

4 Summary and Conclusion

4.1 LDOs are a tried and tested tool available to LPAs to simplify the planning process and expedite development. The case studies show that LDOs have been used for a wide variety of development types and to address a range of issues as summarised below:

- London Gateway Logistics Park LDO was developed to provide the flexibility needed to deliver the logistics park, improve investor confidence and simplify planning control. It is an example of how an LDO can be used even where there are challenging environmental issues. Due to the success of the original LDO, Thurrock Council resolved to make a further LDO to enable completion of the logistics park.
- Dudley Metropolitan Borough Council adopted their Householder Extensions LDO to establish permitted development allowances for extensions and alterations which would normally require planning permission. It is boroughwide and was developed to provide certainty for residents looking to extend their home but also to enable a more efficient and lower cost planning service. To save costs in the development of the LDO, the consultation requirements for the LDO were met through the inclusion of a letter to all households (circa 130,000) with the annual council tax bill.
- London Borough of Harrow adopted the North Harrow District Shopping Centre LDO. The LDO was proposed to support the vitality and viability of daytime uses within North Harrow District Shopping Centre over a three-year period. By extending the permitted development rights for ground floor premises, there was a significant reduction in vacancy levels over and above that seen in other town centres in Harrow.

4.2 Many LPAs already have prepared documents that could be used to form the basis of an LDO without the need for significant additional resources. Examples showing how this could be achieved are summarised below.

- London Borough of Brent has an adopted 'Residential Extensions & Alterations SPD' which provides detailed guidance on what would constitute an acceptable extension and/or alteration to a house in the borough. Much of the content of the SPD could be easily adapted into a format appropriate for an LDO. As with the Dudley Metropolitan Borough Council Householder Extensions LDO, it would broaden the range of extensions which applicants can undertake without the need to apply for planning permission. This would provide greater certainty for applicants and would be simpler to administer for the LPA as there is no requirement for consultation, a site visit or report (other than a statement confirming compliance/non-compliance). The LPA can set the fee for prior notification submissions to ensure no loss of income.

- London Borough of Camden has a Design SPD. It includes a section on the general principles for shopfront design, advertisements and signs and other elements such as awnings, shutters and cash machines. There is the potential for an LDO to include the majority of works considered acceptable in the SPD and for area specific criteria to be included. This would broaden the range of works that businesses can undertake without the need to apply for planning permission. There is the potential for other sections in the Design SPD to be adapted into a format appropriate for an LDO.
 - London Borough of Lambeth has a Design Guide SPD to help accommodate the changing needs of residents and businesses. The case study looks at the potential for an LDO for roof extensions but other sections in the SPD could similarly be adapted into a format appropriate for an LDO.
 - London Borough of Tower Hamlets adopted the Queen Mary University of London (QMUL) Mile End Campus SPD to address issues with the largely ad-hoc development of the campus. An LDO could be used so development is considered in a more comprehensive manner whilst retaining flexibility through a parameters-based approach to development where appropriate. This would reduce the matters requiring further approval providing more certainty for the university. The SPD could be used as a basis for an LDO however more detailed work would need to be carried out which could be funded by the LPA and/or the University. Partnership working with the University would be essential to ensure that the LDO met their objectives.
 - Exeter City Council has an adopted Householders Guide SPD which could be adapted into a format appropriate for an LDO. As with the Dudley Metropolitan Borough Council Householder Extensions LDO, it would broaden the range of extensions which applicants can undertake without the need to apply for planning permission. The LDO could be boroughwide or area specific. There is the potential for this to include the majority of works considered acceptable in the SPD.
 - Plymouth City Council have prepared the Quality Hotel Site Planning Statement which provides information on land uses, layout, height, scale and massing, form architecture and materials, and planning obligations and CIL, which could be effectively translated into an LDO.
- 4.3 The case studies have shown how guidance and policies could be adapted to be appropriate for an LDO. In most cases the documents have already undergone public consultation (although this would not negate the need for consultation on a draft LDO) and are generally accepted as being acceptable forms of development. It would be possible to translate the requirements of a number of existing policy documents into a LDO relatively simply. The benefits of an LDO can be wide ranging with the potential to provide certainty for property owners/ developers and reduce the burden on LPAs to allow resources to be directed where most needed. A site specific LDO could be used to de-risk the planning process for prospective developers and kick-start the redevelopment of a stalled site. The ability to set a fee for prior notification can ensure there is no loss of income for the LPA.

5 Q & As

Question	Answer
Can development still be CIL liable?	Yes, the CIL regulations still apply.
Can an LDO be subject to a s106 Legal Agreement	The LDO cannot require that a developer enters into a s106, but it can be offered in order to mitigate an impact from the development.
What if the proposed development is not covered by the LDO?	The LDO does not prevent the submission of a planning application
Can a LDO cross a local planning authority boundary?	An LDO cannot include land within the boundary of more than one local planning authority.
How is BNG applied?	At the time of writing, BNG is not mandatory for development approved under an LDO. Implementation of the BNG requirement for LDOs is expected in due course.
Can a LDO be revoked?	Yes, an LDO can be revoked by an LPA at any time. The Secretary of State can also direct an LPA to revise or revoke an LDO.
How can fees be covered?	Planning Performance Agreements (PPA) can be used to cover all or some of the cost from the landowner/beneficiary of the LDO. Fees can also be recouped through the submission of detailed compliance checks (prior notification process). This fee is set by the LPA. It may also be possible to secure grant funding.