



Thinking of a residential  
development project?  
...not sure if you need  
Planning Permission?

You will, if you live  
in a listed building.

You will, if the  
build is in a  
conservation area.



\*For new building works, extensions,  
modifications, additions and roof  
changes, please see below or contact us  
at the Planning & Building Control  
Office beforehand.

Planning Permission will also be required if;

- Your build is more than 30% of the existing floor area
- The proposal does not match the existing building, i.e. roof, form, materials, colour
- You will be excavating within 3m of LV electricity conductor pole/ pole-stay anchor
- You will be excavating within 5m of HV electricity conductor pole
- Your new build will be located under an overhead electricity line
- Your new build will be located over a sewer line/ drain, storm-water line/ drain or electricity cable (underground)
- Your new build will be located within 2m of property boundary

**\*Some development *does not* require planning permission, otherwise known as “permitted development”; however, you may still need Building Regulations approval.**

You can visit the Planning webpage at <https://www.sainthelena.gov.sh/portfolios/environment-natural-resources-planning/land-planning-and-building-control-division/> for more information.

If you are still unsure as to whether your project requires planning permission and/or building regulations approval, please get in contact with the Planning & Building Control Office at Essex House in Jamestown and we will be happy to arrange a meeting to offer you advice and guidance.

**Planning & Building Control Division, Essex House, Jamestown. Tel: 22270**