

quick guide to

Windows

This 'quick guide' will help you work out whether you need permission for new windows and how you can apply.



Do I need to apply for planning permission to replace my windows?

In most cases you do not need planning permission to replace existing windows.

On 24th May 2024 new legislation came into force that alters the need for planning permission for the replacement of windows in certain circumstances.

If you live in the World Heritage Site or a Listed Building then these changes do not affect you and should you continue to apply for planning permission/ listed building consent.

If you live in a **Conservation area** the Permitted Development Rights have changed which means you may be able to alter your windows without requiring any planning permission. Alterations to the rear of a property that is not a principal elevation or a side elevation that doesn't face a road do not require planning permission.

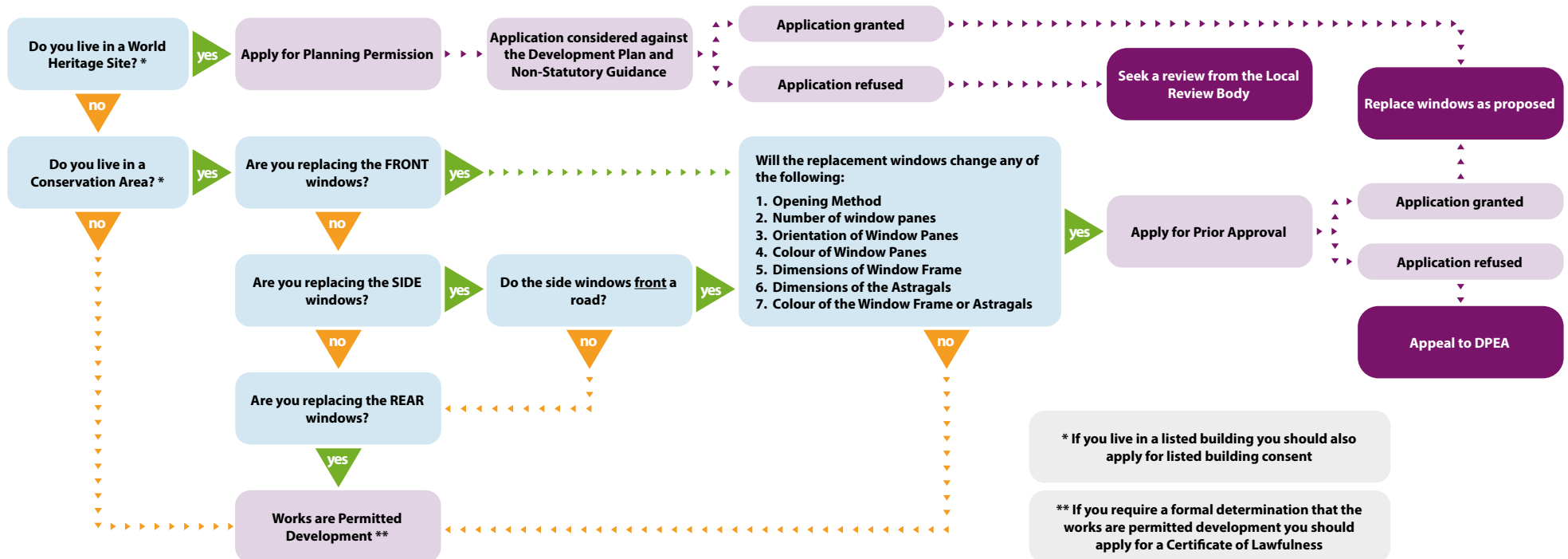
Applications for Prior Approval can now be submitted to determine the acceptability of windows on the front/principal elevation and side windows facing a road. This allows the Planning Authority to consider the replacements proposed without the need for full planning permission.

The prior approval will consider the following matters:

1. Opening Method
2. Number of window panes
3. Orientation of Window Panes
4. Colour of Window Panes
5. Dimensions of Window Frame
6. Dimensions of the Astragals
7. Colour of the Window Frame or Astragals

Applications for Prior Approval must contain a location plan, description of the proposed replacement windows and the correct fee.

Replacement windows to a domestic property



Check if your building is in a conservation area or is a listed building - www.edinburgh.gov.uk/conservation

Read our guidance on replacement windows - www.edinburgh.gov.uk/planningguidelines

- Guidance for Householders
- Guidance for Listed Buildings and Conservation Areas

How do I apply for permission?

Planning permission, listed building consent and certificates of lawfulness can be applied for online - www.eplanning.scot

How can I confirm that new windows do not require planning permission?

To get written confirmation that what you are doing is legal and you do not require planning permission you can apply for a Certificate of Lawfulness.

You can do this **online** and you will get a decision from us on whether permission is required.

This certificate can be used to confirm you do not need permission. It can also be useful should you decide to sell your property or if you are asked if you have permission to replace your windows. Please note that a Certificate of Lawfulness involves a fee.

Do I need a building warrant for replacement windows?

You do not normally require a building warrant to replace existing windows as long as the standard of the new windows is no worse than they are at present. Our website has a link to the Technical Standards where you can read more detail about windows and how to apply if you require a warrant.

www.edinburgh.gov.uk/buildingwarrants

