

Guidance notes for:

Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation *Town and Country Planning Act 1990*

Application for replacement of associated listed building and/or conservation area consents in order to extend the time limit for implementation *Planning (Listed Buildings and Conservation Areas) Act 1990*

This form should be used to make an application for a new planning permission to replace an extant planning permission, where the applicant is seeking to extend the time limit for implementation. It should also be used where an extant listed building consent or conservation area consent is associated with the planning permission, and the applicant wishes to extend the time limit for implementation for that consent also.

Planning permissions are granted subject to time limits for implementation, which are set out in a planning condition. This condition will specify that the development must be begun before a certain date. Under s. 91 of the Town and Country Planning Act 1990, there is a default time limit of three years for a full planning permission. Section 92 deals with time limits for outline permissions, where there is a default time limit of three years for submission of reserved matters, and a further two years for implementation following final approval of the last of the reserved matters. The local planning authority has discretion to impose different time limits, if there are good planning reasons for doing so.

If an application made on this form is granted, the result will be a new planning permission/consent with a new time limit or limits. The original permission will continue to exist whatever the outcome of this application.

It is not possible to use this procedure where the permission or consent has already expired at the time of application, or where the permission/consent was granted after 1 October 2009. In such cases, a new application would have to be made.

In most circumstances it is not possible to use this procedure where development has already commenced. The only exception to this is where the original permission was submitted in outline and implemented in phases, and one or more of the phases has begun. Under these circumstances, the procedures apply as long as the development was required or expressly permitted to be implemented in phases when the outline permission was originally granted by the local planning authority.

It is often helpful to discuss your proposal before you send in your application and to seek pre-application advice from your local planning authority. For details please look at your local planning authority's website.