

## LAND USE REGULATION AND BUILDING PERMIT

For legal construction of any CSO Housing project, in connection with local requirements, there is a need for applying for planning, or building permission. Over the various EU countries, different legal and institutional systems are in place, with sometimes very different requirements and systematics. A brief overview is provided here for:

Table 1 Building permit procedures in selected countries.

Type of procedure	Germany	Norway	Spain	Czech Rep.	Hungary	Italy	Netherlands	United Kingdom
<b>Light procedure:</b> construction works require a building permit but compliance is only ensured for a part of the technical requirements.	X	X	X				X	
<b>Building notice:</b> construction works can be carried out without a building permit but notification to the building authority is mandatory.	X			X	X	X		X
<b>Exemptions:</b> specific constructions works can be exempted from the building permit procedure.	X			X	X	X		X
<b>Regularization:</b> construction works that are underway or already completed without a required building permit can be legalized.	X		X	X	X	X		X

For land use regulations (zoning plans, and public official – regulators being involved):

Table 2 Overview of zoning plans at three levels of government

	National / State	Regional	Municipal
<b>Germany</b>	Raumplanung Landesentwicklungsprogramm	Regionalplanung	Flächennutzungsplan and Bebauungsplan Vorhaben- und Erschließungsplan
<b>Norway</b>	Area plans	Area plans	Area and detailed plans
<b>Spain</b>	legislation, zoning regulations and laws		The General Urban Plan (PGOU), which consists of: - Urban Directory Plans - Municipal Directory Plans (POM) - Urban Planning Rules
<b>Czech Republic</b>	Territorial Development Policy (PÚR)	Principles of territorial development (ZÚR)	Zoning plan (ÚP)
<b>Hungary</b>	- Area Zoning Plan "Területrendezési terv" - Area Development Plan "Területfejlesztési program" - Area Development Concept "Területfejlesztési konceptió"		Urban Development Concept "Településfejlesztési konceptió"  Urban (local zoning) Plan consists of : - Urban Structure Plan "a településszerkezeti terv" - Regulatory Framework "szabályozási keretterv" - Regulatory Plan "szabályozási terv". - Local Building Code "Helyi építési szabályzat"
<b>Italy</b>	Regional Territorial Plan PTR	Provincial Territorial Coordination Plan PTC	Municipal Regulatory plan: PRG
<b>Netherlands</b>	Nationale Structuurvisie	Provinciale Structuurvisie	Structuurvisie Bestemmingsplannen
<b>United Kingdom</b>	The National Planning Policy Framework		Local Development Framework (LDF).