
STATUTORY INSTRUMENTS

2015 No. 596

TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (General
Permitted Development) (England) Order 2015

Made - - - - - *18th March 2015*
Laid before Parliament *24th March 2015*
Coming into force *15th April 2015*

THE TOWN AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

1. Citation, commencement and application
 2. Interpretation
 3. Permitted development
 4. Directions restricting permitted development
 5. Directions restricting certain minerals permitted development
 6. Directions: general
 7. Prior approval applications: time periods for decision
 8. Revocations and saving
- Signature

SCHEDULE 1 —

PART 1 — Article 2(3) land

1. Land within— (a) an area designated as a conservation area...
PART 2 — Article 2(4) land
2. (1) Land within the following areas— (a) a National Park;...
PART 3 — Article 2(5) land
3. Land within the areas named in column 1 of the...
4. In this Part reference to a map is to one...

SCHEDULE 2 — Permitted development rights

PART 1 — Development within the curtilage of a dwellinghouse

Status: This is the original version (as it was originally made).

Class A – enlargement, improvement or other alteration of a dwellinghouse

- A Permitted Development
- A.1 Development not permitted
- A.2 In the case of a dwellinghouse on article 2(3) land,...
- A.3 Conditions
- A.4 (1) The following conditions apply to development permitted by Class...

Class B – additions etc to the roof of a dwellinghouse

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions
- B.3 Interpretation of Class B
- B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias,...

Class C – other alterations to the roof of a dwellinghouse

- C Permitted development
- C.1 Development not permitted
- C.2 Conditions

Class D – porches

- D Permitted development
- D.1 Development not permitted

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

- E Permitted development
- E.1 Development not permitted
- E.2 In the case of any land within the curtilage of...
- E.3 In the case of any land within the curtilage of...
- E.4 Interpretation of Class E

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

- F Permitted development
- F.1 Development not permitted
- F.2 Conditions

Class G – chimneys, flues etc on a dwellinghouse

- G Permitted development
- G.1 Development not permitted

Class H – microwave antenna on a dwellinghouse

- H Permitted development
 - H.1 Development not permitted
 - H.2 Conditions
 - H.3 Interpretation of Class H
 - I Interpretation of Part 1
- PART 2 — Minor operations

Class A – gates, fences, walls etc

- A Permitted development
- A.1 Development not permitted
- A.2 Interpretation of Class A

Class B – means of access to a highway

- B Permitted development

Class C – exterior painting

- C Permitted development
- C.1 Development not permitted
- C.2 Interpretation of Class C

Class D – electrical outlet for recharging vehicles

- D Permitted development
- D.1 Development not permitted
- D.2 Conditions

Class E – electrical upstand for recharging vehicles

- E Permitted development
- E.1 Development not permitted
- E.2 Conditions

Class F – closed circuit television cameras

- F Permitted development
- F.1 Development not permitted
- F.2 Conditions
- F.3 Interpretation of Class F

PART 3 — Changes of use

Class A – restaurants, cafes, takeaways or pubs to retail

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions
- A.3 Interpretation of Class A

Class B – takeaways or pubs to restaurants and cafes

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions
- B.3 Interpretation of Class B

Class C – retail, betting office or pay day loan shop or casino to restaurant or cafe

- C Permitted development
- C.1 Development not permitted
- C.2 Conditions

Status: This is the original version (as it was originally made).

Class D – shops to financial and professional

D Permitted development

Class E – financial and professional or betting office or pay day loan shop to shops

E Permitted development

Class F – betting offices or pay day loan shops to financial and professional

F Permitted development

Class G – retail or betting office or pay day loan shop to mixed use

G Permitted development

G.1 Conditions

G.2 Interpretation of Class G

Class H – mixed use to retail

H Permitted development

H.1 Development not permitted

Class I – industrial and general business conversions

I Permitted development

I.1 Development not permitted

Class J – retail or betting office or pay day loan shop to assembly and leisure

J Permitted development

J.1 Development not permitted

J.2 Conditions

Class K – casinos to assembly and leisure

K Permitted Development

Class L – small HMOs to dwellinghouses and vice versa

L Permitted development

L.1 Development not permitted

Class M – retail or betting office or pay day loan shop to dwellinghouses

M Permitted development

M.1 Development not permitted

M.2 Conditions

Class N – specified sui generis uses to dwellinghouses

N Permitted development

N.1 Development not permitted

N.2 Conditions

Class O – offices to dwellinghouses

O Permitted development

O.1 Development not permitted

O.2 Conditions

Class P – storage or distribution centre to dwellinghouses

- P Permitted development
- P.1 Development not permitted
- P.2 Conditions
- P.3 Interpretation of Class P

Class Q – agricultural buildings to dwellinghouses

- Q Permitted development
- Q.1 Development not permitted
- Q.2 Conditions

Class R – agricultural buildings to a flexible commercial use

- R Permitted development
- R.1 Development not permitted
- R.2 Conditions
- R.3 (1) Before changing the use of the site under Class...
- R.4 Interpretation of Class R

Class S – agricultural buildings to state-funded school or registered nursery

- S Permitted development
- S.1 Development not permitted
- S.2 Conditions

Class T – business, hotels etc to state-funded schools or registered nursery

- T Permitted development
- T.1 Development not permitted
- T.2 Conditions

Class U – return to previous use from converted state-funded school or registered nursery

- U Permitted development

Class V – changes of use permitted under a permission granted on an application

- V Permitted development
- V.1 Development not permitted
- W Procedure for applications for prior approval under Part 3
- X Interpretation of Part 3

PART 4 — Temporary buildings and uses

Class A – temporary buildings and structures

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions

Class B – temporary use of land

- B Permitted development
- B.1 Development not permitted

Status: This is the original version (as it was originally made).

Class C – use as a state-funded school for a single academic year

- C Permitted development
- C.1 Development not permitted
- C.2 Conditions
- C.3 Interpretation of Class C

Class D – shops, financial, cafes, takeaways, pubs etc to temporary flexible use

- D Permitted development
- D.1 Development not permitted
- D.2 Conditions
- D.3 Interpretation of Class D

Class E – temporary use of buildings or land for film-making purposes

- E Permitted development
 - E.1 Development not permitted
 - E.2 Conditions
 - E.3 Procedure for applications for prior approval under Class E
 - E.4 Interpretation of Class E
 - F Interpretation of Part 4
- PART 5 — Caravan sites and recreational campsites

Class A – use of land as caravan site

- A Permitted development
- A.1 Condition
- A.2 Interpretation of Class A

Class B – development on caravan site required by conditions

- B Permitted development

Class C – use of land by members of certain recreational organisations

- C Permitted development
 - C.1 Development not permitted
 - C.2 Interpretation of Class C
- PART 6 — Agricultural and forestry

Class A – agricultural development on units of 5 hectares or more

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions

Class B – agricultural development on units of less than 5 hectares

- B Permitted development
- B.1 Development not permitted
- B.2 Development is not permitted by Class B(a) if—
- B.3 Development is not permitted by Class B(b) if—
- B.4 Development is not permitted by Class B(e) if the area...
- B.5 Conditions

Class C – mineral working for agricultural purposes

- C Permitted development
- C.1 Development not permitted
- C.2 Condition
- D.1 Interpretation of Classes A to C

Class E – forestry developments

- E Permitted development
- E.1 Development not permitted
- E.2 Conditions
- E.3 Interpretation of Class E
 - PART 7 — Non-domestic extensions, alterations etc

Class A – extensions etc of shops or financial or professional premises

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions
- A.3 Interpretation of Class A

Class B – construction of shop trolley stores

- B Permitted development
- B.1 Development not permitted
- B.2 Condition
- B.3 Interpretation of Class B

Class C – click and collect facilities

- C Permitted development
- C.1 Development not permitted
- C.2 Conditions
- C.3 Interpretation of Class C

Class D – modification of shop loading bays

- D Permitted development
- D.1 Development not permitted
- D.2 Conditions
- D.3 Interpretation of Class D

Class E – hard surfaces for shops, catering or financial or professional premises

- E Permitted development
- E.1 Development not permitted
- E.2 Conditions
- E.3 Interpretation of Class E

Class F – extensions etc of office buildings

- F Permitted development
- F.1 Development not permitted
- F.2 Conditions
- F.3 Interpretation of Class F

Status: This is the original version (as it was originally made).

Class G – hard surfaces for office buildings

- G Permitted development
- G.1 Development not permitted
- G.2 Conditions

Class H – extensions etc of industrial and warehouse

- H Permitted development
- H.1 Development not permitted
- H.2 Conditions
- H.3 Interpretation of Class H
- H.4 For the purposes of Class H— “dangerous substance” has the...

Class I – developments relating to an industrial process

- I Permitted development
- I.1 Development not permitted
- I.2 Interpretation of Class I

Class J – hard surfaces for industrial and warehouse premises

- J Permitted development
- J.1 Development not permitted
- J.2 Conditions

Class K – waste deposits from an industrial process

- K Permitted development
- K.1 Development not permitted

Class L – development at waste management facilities

- L Permitted development
- L.1 Development not permitted
- L.2 Conditions
- L.3 Interpretation

Class M – extensions etc for schools, colleges, universities and hospitals

- M Permitted development
- M.1 Development not permitted
- M.2 Conditions
- M.3 Interpretation of Class M

Class N – hard surfaces for schools, colleges, universities or hospitals

- N Permitted development
- N.1 Development not permitted
- N.2 Conditions
- O Interpretation of Part 7
 - PART 8 — Transport related development

Class A – railway or light railway undertakings

- A Permitted development
- A.1 Development not permitted

A.2 Interpretation of Class A

Class B – dock, pier, harbour, water transport, canal or inland navigation undertakings

- B Permitted development
- B.1 Development not permitted
- B.2 Interpretation of Class B

Class C – works to inland waterways

- C Permitted development

Class D – dredging by transport undertakings

- D Permitted development

Class E – development for the aid of shipping

- E Permitted development
- E.1 Development not permitted

Class F – development at an airport

- F Permitted development
- F.1 Development not permitted
- F.2 Condition
- F.3 Interpretation of Class F
- F.4 Development falls within this paragraph if— (a) it is urgently...

Class G – air traffic services development at an airport

- G Permitted development

Class H – air traffic services development near an airport

- H Permitted development
- H.1 Development not permitted

Class I – development by an air traffic services licence holder within an airport

- I Permitted development

Class J – development by an air traffic services licence holder on operational land

- J Permitted development
- J.1 Development not permitted

Class K – development by an air traffic services licence holder in an emergency

- K Permitted development
- K.1 Condition

Class L – development by an air traffic services licence holder involving moveable structures

- L Permitted development
- L.1 Condition

Status: This is the original version (as it was originally made).

Class M – development by the Civil Aviation Authority for surveys etc.

- M Permitted development
- M.1 Condition

Class N – use of airport buildings managed by relevant airport operators

- N Permitted development
- O Interpretation of Part 8
 - PART 9 — Development relating to roads

Class A – development by highways authorities

- A Permitted development

Class B – development by the Secretary of State or a strategic highways company under the Highways Act 1980

- B Permitted development
- B.1 Interpretation of Class B

Class C – tramway or road transport undertakings

- C Permitted development
- C.1 Development not permitted
- C.2 Interpretation of Class C

Class D – toll road facilities

- D Permitted development
- D.1 Development not permitted
- D.2 Conditions
- D.3 Interpretation of Class D

Class E – repairs to unadopted streets and private ways

- E Permitted development
- E.1 Interpretation of Class E
 - PART 10 — Repairs to services

Class A

- A Permitted development
 - PART 11 — Heritage and demolition

Class A – development by Historic England

- A Permitted development
- A.1 Development not permitted
- A.2 Condition
- A.3 Interpretation of Class A

Class B – demolition of buildings

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions
- B.3 Interpretation of Class B

Class C – demolition of gates, fences, walls etc

- C Permitted development
- C.1 Development not permitted
 - PART 12 — Development by local authorities

Class A

- A Permitted development
- A.1 Interpretation of Class A
- A.2 The reference in Class A to any small ancillary building,...

Class B

- B Permitted development
- B.1 Development not permitted
- C Interpretation of Part 12
 - PART 13 — Water and sewerage

Class A – Water or hydraulic power undertakings

- A Permitted development
- A.1 Development not permitted
- A.2 Condition

Class B – development by or on behalf of sewerage undertakers

- B Permitted development
- B.1 Development not permitted
- B.2 Condition
- B.3 Interpretation of Class B

Class C – development by drainage bodies

- C Permitted development
- C.1 Interpretation of Class C

Class D – development by the Environment Agency

- D Permitted development
- D.1 Development not permitted
- D.2 Condition
 - PART 14 — Renewable energy

Class A – installation or alteration etc of solar equipment on domestic premises

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions

Class B - installation or alteration etc of stand-alone solar equipment on domestic premises

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions

Status: This is the original version (as it was originally made).

Class C – installation or alteration etc of ground source heat pumps on domestic premises

C Permitted development

Class D – installation or alteration etc of water source heat pumps on domestic premises

D Permitted development

Class E – installation or alteration etc of flue for biomass heating system on domestic premises

E Permitted development

E.1 Development not permitted

Class F – installation or alteration etc of flue for combined heat and power on domestic premises

F Permitted development

F.1 Development not permitted

Class G – installation or alteration etc of air source heat pumps on domestic premises

G Permitted Development

G.1 Development not permitted

G.2 Development is not permitted by Class G if—

G.3 Conditions

Class H – installation or alteration etc of wind turbine on domestic premises

H Permitted Development

H.1 Development not permitted

H.2 Development is not permitted by Class H if—

H.3 Conditions

Class I – installation or alteration etc of stand-alone wind turbine on domestic premises

I Permitted Development

I.1 Development not permitted

I.2 Development is not permitted by Class I if—

I.3 Conditions

Class J – installation or alteration etc of solar equipment on non-domestic premises

J Permitted development

J.1 Development not permitted

J.2 Development is not permitted by Class J(a) or (b) if—...

J.3 Development is not permitted by Class J(c) if the capacity...

J.4 Conditions

Class K – installation or alteration etc of stand-alone solar equipment on non-domestic premises

K Permitted development

K.1 Development not permitted

K.2 Conditions

Class L – installation or alteration etc of ground source heat pump on non-domestic premises

L Permitted development

L.1 Conditions

Class M – installation or alteration etc of water source heat pump on non-domestic premises

- M Permitted development
- M.1 Conditions

Class N – installation etc of flue for biomass heating system on non-domestic premises

- N Permitted development
- N.1 Development not permitted

Class O – installation etc of flue for combined heat and power on non-domestic premises

- O Permitted development
- O.1 Development not permitted
- P Interpretation of Part 14
PART 15 — Power related development

Class A – gas transporters

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions

Class B – electricity undertakings

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions
- B.3 Interpretation of Class B
- B.4 For the purposes of Class B(b)— “electrical plant” has the...
- B.5 For the purposes of Class B(d), (e) and (f), the...
PART 16 — Communications

Class A – electronic communications code operators

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions
- A.3 (1) The developer must give notice of the proposed development...
- A.4 Interpretation of Class A
- A.5 Where Class A permits the installation, alteration or replacement of...
- A.6 Nothing in paragraph A.5 extends the permission in Class A...

Class B – other telecommunications development

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions

Class C – other telecommunications development: microwave antenna

- C Permitted development
- C.1 Development not permitted
- C.2 Condition
- C.3 Interpretation of Class C

Status: This is the original version (as it was originally made).

Class D – driver information systems

- D Permitted development
- D.1 Development not permitted
- D.2 Conditions
- D.3 Interpretation of Class D

Class E – universal postal service providers

- E Permitted development
- E.1 Development not permitted
- F.1 Interpretation of Part 16
 - PART 17 — Mining and mineral exploration

Class A – extensions, alterations etc ancillary to mining operations

- A Permitted development
- A.1 Development not permitted
- A.2 Condition

Class B – other developments ancillary to mining operations

- B Permitted development
- B.1 Development not permitted
- B.2 Condition
- B.3 Development is permitted by Class B subject to the condition...

Class C – developments for maintenance or safety

- C Permitted development
- C.1 Development not permitted
- C.2 Conditions

Class D – coal mining development by the Coal Authority and licensed operators

- D Permitted development
- D.1 Conditions
- D.2 Interpretation of Class D

Class E – coal mining development by a licensee of the British Coal Corporation

- E Permitted development
- E.1 Interpretation of Class E

Class F – coal-mining development on an authorised site

- F Permitted development
- F.1 Development not permitted
- F.2 Conditions
- F.3 (1) Subject to sub-paragraphs (2) and (3), development is permitted...

Class G – coal-mining development by the Coal Authority etc for maintenance or safety

- G Permitted development
- G.1 Conditions

Class H – waste tipping at a mine

- H Permitted development
- H.1 Development not permitted
- H.2 Conditions
- H.3 Interpretation of Class H

Class I – waste tipping from a mine on sites used since 1948

- I Permitted development
- I.1 Development not permitted
- I.2 Interpretation of Class J

Class J – temporary use of land etc for mineral exploration

- J Permitted development
- J.1 Development not permitted
- J.2 Conditions

Class K – use of land etc for mineral exploration

- K Permitted development
- K.1 Development not permitted
- K.2 Conditions
- K.3 Interpretation of Class K

Class L – removal of material from a stockpile

- L Permitted development

Class M - removal of material from mineral-working deposits

- M Permitted development
- M.1 Development not permitted
- M.2 Conditions
- M.3 Interpretation of Class M
- N.1 Interpretation of Part 17
- N.2 (1) An area of land is an approved site for...
PART 18 — Miscellaneous development

Class A – development under local or private Acts or Order

- A Permitted development
- A.1 Conditions
- A.2 The prior approval referred to in paragraph A.1 is not...
- A.3 Interpretation of Class A

Class B – development at amusement parks

- B Permitted development
- B.1 Development not permitted
- B.2 Interpretation of Class B
PART 19 — Development by the Crown or for national security purposes

Class A – general development by the Crown

- A Permitted development

Status: This is the original version (as it was originally made).

A.1 Interpretation of Class A

Class B – extension or alteration of an operational Crown building

- B Permitted development
- B.1 Development not permitted
- B.2 Interpretation of Class B

Class C – developments on operational Crown land

- C Permitted development
- C.1 Development not permitted
- C.2 Interpretation of Class C

Class D – hard surfaces for operational Crown buildings

- D Permitted development

Class E – development on operational Crown land relating to an airbase

- E Permitted development
- E.1 Development not permitted
- E.2 Condition
- E.3 Interpretation of Class E
- E.4 Development falls within this paragraph if— (a) it is urgently...
- E.5 For the purposes of Class E, “operational building” means an...

Class F – development on operational land within an airbase

- F Permitted development

Class G – development on operational land outside an airbase

- G Permitted development
- G.1 Development not permitted

Class H – development on operational land by the Crown connected with air traffic services

- H Permitted development
- H.1 Development not permitted

Class I – emergency use of land by the Crown connected with air traffic services

- I Permitted development
- I.1 Condition

Class J – use of land etc by the Crown connected with air traffic services

- J Permitted development
- J.1 Condition

Class K – use of land by the Crown in relation to surveys etc

- K Permitted development
- K.1 Condition

Class L – use of buildings by the Crown on an airbase connected to air transport services etc

- L Permitted development
- L.1 Interpretation of Class L

Class M – development by the Crown on operational Crown land connected to rail

- M Permitted development
- M.1 Development not permitted
- M.2 Interpretation of Class M

Class N – development by the Crown on operational Crown land connected to shipping etc

- N Permitted development
- N.1 Development not permitted
- N.2 Interpretation of Class N

Class O – use of land by the Crown for spreading of dredged material

- O Permitted development

Class P – development by the Crown on operational Crown land etc relating to aids to shipping

- P Permitted development
- P.1 Development not permitted
- P.2 Interpretation of Class P

Class Q – development by the Crown relating to an emergency

- Q Permitted development
- Q.1 Conditions
- Q.2 Interpretation of Class Q

Class R – erection etc of gates, fences etc by the Crown for national security purposes

- R Permitted development
- R.1 Development not permitted

Class S – closed circuit television cameras for national security purposes

- S Permitted development
- S.1 Development not permitted
- S.2 Conditions
- S.3 Interpretation of Class S

Class T – electronic communication apparatus etc for national security purposes

- T Permitted development
- T.1 Development not permitted
- T.2 Development consisting of the installation of apparatus is not permitted...
- T.3 (1) Subject to sub-paragraph (2), development is not permitted by...
- T.4 Conditions
- T.5 (1) The developer must, before commencing development, give notice of...
- T.6 Interpretation of Class T
- U Interpretation of Part 19

Status: This is the original version (as it was originally made).

1. Procedure for article 4(1) directions without immediate effect
2. Procedure for article 4(1) directions with immediate effect

SCHEDULE 4 — Statutory Instruments revoked in so far as they apply to England

1. The Town and Country Planning (General Permitted Development) Order 1995....
2. The Town and Country Planning (General Permitted Development) (Amendment) Order...
3. The Town and Country Planning (General Permitted Development) (Amendment) Order...
4. The Town and Country Planning (General Permitted Development) (Amendment) Order...
5. The Town and Country Planning (General Permitted Development) (Amendment) Order...
6. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
7. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
8. The Town and Country Planning (General Permitted Development) (England) (Amendment)...
9. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
10. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
11. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
12. The Town and Country Planning (General Permitted Development) (Amendment) (No....
13. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
14. The Town and Country Planning (General Permitted Development) (Amendment) (No.2)...
15. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
16. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
17. The Town and Country Planning (General Permitted Development) (Amendment) (No....
18. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
19. The Town and Country Planning (General Permitted Development) (Amendment) (No....
20. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
21. The Town and Country Planning (General Permitted Development) (Amendment) (England)...
22. The Town and Country Planning (General Permitted Development) (Amendment and...
23. The Town and Country Planning (General Permitted Development) (Amendment) (England)...

Explanatory Note