

SCHEDULE 2

Permitted development rights

PART 2

Minor operations

Class A – gates, fences, walls etc

Permitted development

A. *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—
 - (i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;
 - (ii) in any other case, 1 metre above ground level;
- (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;
- (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or
- (d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

Interpretation of Class A

A.2 For the purposes of Class A, “school” includes—

- (a) premises which have changed use under Class S or T of Part 3 of this Schedule (changes of use) to become a state-funded school or registered nursery as defined in paragraph X of Part 3; and
- (b) a building permitted by Class C of Part 4 of this Schedule (temporary buildings and uses) to be used temporarily as a school, from the date the local planning authority is notified as provided in paragraph C.2(b) of Part 4.

Status: Point in time view as at 02/01/2022.

Changes to legislation: There are currently no known outstanding effects for the The Town and Country Planning (General Permitted Development) (England) Order 2015, PART 2. (See end of Document for details)

Class B – means of access to a highway

Permitted development

B. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Class C – exterior painting

Permitted development

C. The painting of the exterior of any building or work.

Development not permitted

C.1 Development is not permitted by Class C if the painting is for the purpose of advertisement, announcement or direction.

Interpretation of Class C

C.2 In Class C, “painting” includes any application of colour.

Class D – electrical outlet for recharging vehicles

Permitted development

D. The installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.

Development not permitted

D.1 Development is not permitted by Class D if the outlet and its casing would—

- (a) exceed 0.2 cubic metres;
- (b) face onto and be within 2 metres of a highway;
- (c) be within a site designated as a scheduled monument; or
- (d) be within the curtilage of a listed building.

Conditions

D.2 Development is permitted by Class D subject to the conditions that when no longer needed as a charging point for electric vehicles—

- (a) the development is removed as soon as reasonably practicable; and
- (b) the wall on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

Class E – electrical upstand for recharging vehicles

Permitted development

E. The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.

Development not permitted

E.1 Development is not permitted by Class E if the upstand and the outlet would—

[^{F1}(a) in relation to an upstand and outlet—

- (i) within the curtilage of a dwellinghouse or a block of flats, exceed 1.6 metres in height from the level of the surface used for the parking of vehicles; or
- (ii) in any other case, exceed 2.3 metres in height from the level of the surface used for the parking of vehicles;]

(b) be within 2 metres of a highway;

(c) be within a site designated as a scheduled monument;

(d) be within the curtilage of a listed building; or

(e) result in more than 1 upstand being provided for each parking space.

Textual Amendments

F1 Sch. 2 Pt. 2 Class E para. E.1(a) substituted (25.5.2019) by [The Town and Country Planning \(Permitted Development, Advertisement and Compensation Amendments\) \(England\) Regulations 2019 \(S.I. 2019/907\)](#), regs. 1(2), **5(a)**

Conditions

E.2 Development is permitted by Class E subject to the conditions that when the development is no longer needed as a charging point for electric vehicles—

(a) the development is removed as soon as reasonably practicable; and

(b) the land on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

[^{F2}Interpretation of Class E

E.3. For the purposes of Class E—

“block of flats” means a building which consists of at least two flats.]

Textual Amendments

F2 Sch. 2 Pt. 2 Class E para. E.3 inserted (25.5.2019) by [The Town and Country Planning \(Permitted Development, Advertisement and Compensation Amendments\) \(England\) Regulations 2019 \(S.I. 2019/907\)](#), regs. 1(2), **5(b)**

Status: Point in time view as at 02/01/2022.

Changes to legislation: There are currently no known outstanding effects for the The Town and Country Planning (General Permitted Development) (England) Order 2015, PART 2. (See end of Document for details)

Class F – closed circuit television cameras

Permitted development

F. The installation, alteration or replacement on a building of a closed circuit television camera to be used for security purposes.

Development not permitted

F.1 Development is not permitted by Class F if—

- (a) the building on which the camera would be installed, altered or replaced is a listed building or a scheduled monument;
- (b) the dimensions of the camera including its housing exceed 0.75 metres by 0.25 metres by 0.25 metres;
- (c) any part of the camera would, when installed, altered or replaced, be less than 2.5 metres above ground level;
- (d) any part of the camera would, when installed, altered or replaced, protrude from the surface of the building by more than 1 metre when measured from the surface of the building;
- (e) any part of the camera would, when installed, altered or replaced, be in contact with the surface of the building at a point which is more than 1 metre from any other point of contact;
- (f) any part of the camera would be less than 10 metres from any part of another camera installed on a building;
- (g) the development would result in the presence of more than 4 cameras on the same side of the building; or
- (h) the development would result in the presence of more than 16 cameras on the building.

Conditions

F.2 Development is permitted by Class F subject to the following conditions—

- (a) the camera is, so far as practicable, sited so as to minimise its effect on the external appearance of the building on which it is situated; and
- (b) the camera is removed as soon as reasonably practicable after it is no longer required for security purposes.

Interpretation of Class F

F.3 For the purposes of Class F—

“camera”, except in paragraph F.1(b), includes its housing, pan and tilt mechanism, infra-red illuminator, receiver, mountings and brackets; and

“ground level” means the level of the surface of the ground immediately adjacent to the building or, where the level of the surface of the ground is not uniform, the level of the highest part of the surface of the ground adjacent to it.

[^{F3}Class G – moveable structures for pubs, restaurants etc

Textual Amendments

- F3** Sch. 2 Pt. 2 Class G inserted (2.1.2022) by The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 3) Order 2021 (S.I. 2021/1464), arts. 1(2)(b), 4 (with art. 10)

Permitted development

G. *The provision of one moveable structure within the curtilage, and for the purposes, of a building used for a purpose within—*

- (a) *article 3(6)(p) or (q) (drinking establishments etc.) of the Use Classes Order; or*
- (b) *Class E(b) (sale of food and drink etc.) of Schedule 2 to that Order.*

Development not permitted

G.1. Development is not permitted by Class G—

- (a) on land which is or forms part of—
 - (i) a scheduled monument or land within its curtilage;
 - (ii) a listed building or land within its curtilage;
- (b) if any part of the moveable structure would be within 2 metres of the curtilage of any adjacent land that is used for a purpose within Part C (residential uses) of Schedule 1 to the Use Classes Order;
- (c) if the height of the moveable structure would exceed 3 metres;
- (d) if the footprint of the moveable structure would exceed the lesser of—
 - (i) 50% of the footprint of the building, or
 - (ii) 50 square metres;
- (e) if the moveable structure is used for the display of an advertisement.

Interpretation of Class G

G.2. For the purposes of Class G, “footprint”, in relation to a building or a moveable structure, means the total area of ground covered by the building or moveable structure.]

Status:

Point in time view as at 02/01/2022.

Changes to legislation:

There are currently no known outstanding effects for the The Town and Country Planning (General Permitted Development) (England) Order 2015, PART 2.