

SCHEDULE 4

Regulations 13 and 15

MODIFICATIONS OF THE ACT

PART I

MODIFICATIONS OF SECTION 70A OF THE ACT (POWER OF LOCAL PLANNING AUTHORITY TO DECLINE TO DETERMINE APPLICATIONS)

Commencement Information

I1 Sch. 4 Pt. I in force at 6.4.1992, see [reg. 1](#)

1. In section 70A of the Act—

(a) in subsection (1)—

(i) for “planning permission for the development of any land” substitute “express consent”;

(ii) in paragraph (a), omit the words “has refused a similar application referred to him under section 77 or”; and

(iii) for paragraph (b) substitute—

“(b) in the opinion of the authority there has been no significant change since the dismissal mentioned in paragraph (a) in any material consideration.”;

(b) in subsection (2)—

(i) for “planning permission for the development of any land” substitute “express consent”;

(ii) for “development” substitute “subject matter of the applications”; and

(iii) for “the applications” substitute “they”.

PART II

SECTION 70A OF THE ACT AS MODIFIED

Commencement Information

I2 Sch. 4 Pt. II in force at 6.4.1992, see [reg. 1](#)

70A.—(1) A local planning authority may decline to determine an application for express consent if—

(a) within the period of two years ending with the date on which the application is received, the Secretary of State has dismissed an appeal against the refusal of a similar application; and

(b) in the opinion of the authority there has been no significant change since the dismissal mentioned in paragraph (a) in any material consideration.

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(2) For the purposes of this section an application for express consent shall be taken to be similar to a later application if the subject matter of the applications and the land to which they relate are in the opinion of the local planning authority the same or substantially the same.

PART III

MODIFICATIONS OF SECTIONS 78 AND 79 OF THE ACT (APPLICATIONS FOR EXPRESS CONSENT)

Commencement Information

I3 Sch. 4 Pt. III in force at 6.4.1992, see [reg. 1](#)

1. In section 78 of the Act—

- (a) in subsection (1), for paragraphs (a), (b) and (c) substitute “refuse an application for express consent or grant it subject to conditions.”;
- (b) for subsection (2) substitute—

“(2) A person who has made an application for express consent may also appeal to the Secretary of State if within the period of 8 weeks from the date when the application was received by the local planning authority, that authority have neither given him notice of their decision on it nor given him notice that they have exercised their power under section 70A to decline to determine the application.”;

- (c) for subsection (3) substitute the following subsections—

“(3) Any appeal under subsection (1) or (2) shall be made by notice served within 8 weeks from the date of receipt of the local planning authority’s decision, or, as the case may be, within 8 weeks from the expiry of the period mentioned in subsection (2), or within such longer period as the Secretary of State may in either case at any time allow.

(3A) The notice mentioned in subsection (3) shall be accompanied by a copy of each of the following documents—

- (a) the application made to the local planning authority;
- (b) all relevant plans and particulars submitted to them;
- (c) any notice of decision; and
- (d) any other relevant correspondence with the authority.”;

- (d) for subsection (4) substitute—

“(4) Where an appeal is made to the Secretary of State as mentioned in subsection (3), he may require the appellant or the local planning authority to submit to him, within such period as he may specify, a statement in writing in respect of such matters relating to the application as he may specify, and if, after considering the grounds of appeal and any such statement, the Secretary of State is satisfied that he has sufficient information to enable him to determine the appeal he may, with the agreement in writing of both the appellant and the local planning authority, determine the appeal without complying with section 79(2).”;

- (e) in subsection (5), omit references to sections 253(2)(c) and 266(1)(b).

2. In section 79 of the Act—

- (a) after subsection (1) insert—

“(1A) The Secretary of State may, in granting an express consent, specify that the term thereof shall run for such longer or shorter period than 5 years as he considers

expedient, having regard to regulation 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to any period specified in the application for consent.”;

- (b) omit subsection (4);
- (c) in subsection (5), for “such an appeal shall be final”, substitute “an appeal under section 78 shall be final, and shall otherwise have effect as if it were a decision of the local planning authority.”;
- (d) in subsection (6), for the words from “in respect of an application for planning permission” to “planning permission for that development”, substitute “in respect of an application for express consent, the Secretary of State forms the opinion that, having regard to the Regulations mentioned in subsection (1A) and to any direction given under them, consent”;
- (e) in subsection (6A), after the word “appeal” the first time it appears, insert “as is mentioned in subsection (6)”.

PART IV

SECTIONS 78 AND 79 OF THE ACT AS MODIFIED (APPLICATIONS FOR EXPRESS CONSENT)

Commencement Information

I4 Sch. 4 Pt. IV in force at 6.4.1992, see [reg. 1](#)

78.—(1) Where a local planning authority refuse an application for express consent or grant it subject to conditions, the applicant may by notice appeal to the Secretary of State.

(2) A person who has made an application for express consent may also appeal to the Secretary of State if within the period of 8 weeks from the date when the application was received by the local planning authority, that authority have neither given him notice of their decision on it nor given him notice that they have exercised their power under section 70A to decline to determine the application.

(3) Any appeal under subsection (1) or (2) shall be made by notice served within 8 weeks from the date of receipt of the local planning authority’s decision, or, as the case may be, within 8 weeks from the expiry of the period mentioned in subsection (2), or within such longer period as the Secretary of State may in either case at any time allow.

(3A) The notice mentioned in subsection (3) shall be accompanied by a copy of each of the following documents—

- (a) the application made to the local planning authority;
- (b) all relevant plans and particulars submitted to them;
- (c) any notice of decision; and
- (d) any other relevant correspondence with the authority.

(4) Where an appeal is made to the Secretary of State as mentioned in subsection (3), he may require the appellant or the local planning authority to submit to him, within such period as he may specify, a statement in writing in respect of such matters relating to the application as he may specify, and if, after considering the grounds of appeal and any such statement, the Secretary of State is satisfied that he has sufficient information to enable him to determine the appeal he may, with the agreement in writing of both the appellant and the local planning authority, determine the appeal without complying with section 79(2).

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(5) For the purposes of the application of sections 79(1) and 288(10)(b) in relation to an appeal under subsection (2), it shall be assumed that the authority decided to refuse the application in question.

79.—(1) On an appeal under section 78 the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the local planning authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(1A) The Secretary of State may, in granting an express consent, specify that the term thereof shall run for such longer or shorter period than 5 years as he considers expedient, having regard to regulation 4 of the Town and Country Planning (Control of Advertisements) Regulations 1992 and to any period specified in the application for consent.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the local planning authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

(3) Subsection (2) does not apply to an appeal referred to a Planning Inquiry Commission under section 101.

(5) The decision of the Secretary of State on an appeal under section 78 shall be final, and shall otherwise have effect as if it were a decision of the local planning authority.

(6) If, before or during the determination of such an appeal in respect of an application for express consent, the Secretary of State forms the opinion that, having regard to the Regulations mentioned in subsection (1A) and to any direction given under them, consent—

- (a) could not have been granted by the local planning authority; or
- (b) could not have been granted otherwise than subject to the conditions imposed,

he may decline to determine the appeal or to proceed with the determination.

(6A) If at any time before or during the determination of such an appeal as is mentioned in subsection (6) it appears to the Secretary of State that the appellant is responsible for undue delay in the progress of the appeal, he may—

- (a) give the appellant notice that the appeal will be dismissed unless the appellant takes, within the period specified in the notice, such steps as are specified in the notice for the expedition of the appeal; and
- (b) if the appellant fails to take those steps within that period, dismiss the appeal accordingly.

(7) Schedule 6 applies to appeals under section 78, including appeals under that section as applied by or under any other provision of this Act.

PART V

MODIFICATIONS OF THE ACT (DISCONTINUANCE NOTICES)

Commencement Information

I5 Sch. 4 Pt. V in force at 6.4.1992, see [reg. 1](#)

1. In section 78 for subsections (1) to (5) substitute—

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“(1) Where a discontinuance notice has been served on any person by a local planning authority under regulation 8 of the Town and Country Planning (Control of Advertisements) Regulations 1992 that person may, if he is aggrieved by the notice, appeal by notice under this section to the Secretary of State.

(2) Notice of appeal shall be given in writing to the Secretary of State at any time before the date on which the discontinuance notice is due to take effect under regulation 8(3), taking account where appropriate of any extension of time under regulation 8(5), of those Regulations, or such longer period as the Secretary of State may allow, and the notice shall be accompanied by a copy of each of the following documents—

- (a) the discontinuance notice;
- (b) any notice of variation thereof; and
- (c) any relevant correspondence with the authority.

(3) Where an appeal is brought under this section, the Secretary of State may require the appellant or the local planning authority to submit to him, within such period as he may specify, a statement in writing in respect of such matters relating to the discontinuance notice as he may specify and if, after considering the grounds of appeal and any such statement, the Secretary of State is satisfied that he has sufficient information to enable him to determine the appeal, he may, with the agreement in writing of both the appellant and the local planning authority, determine the appeal without complying with section 79(2).”

2. In section 79—

- (a) for subsection (1) substitute—

“(1) Where an appeal is brought in respect of a discontinuance notice the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the discontinuance notice (whether the appeal relates to that part of it or not),

and may deal with the matter as if an application for express consent had been made and refused for the reasons stated for the taking of discontinuance action.”;

- (b) for subsection (4) substitute—

“(4) On the determination of an appeal under section 78 the Secretary of State shall give such directions as may be necessary for giving effect to his determination, including, where appropriate, directions for quashing the discontinuance notice or for varying its terms in favour of the appellant.”;

- (c) omit subsection (6);

- (d) in subsection (6A), after the word “appeal” the first time it appears, insert “in respect of a discontinuance notice”.

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Changes and effects yet to be applied to :

- Sch. 4 Pt. 4 omitted by [S.I. 2017/553 reg. 2\(4\)](#)
- Sch. 4 Pt. 5 para. 2(c) substituted by [S.I. 2017/553 reg. 2\(5\)\(c\)](#)
- Sch. 4 Pt. 5 para. 1 word omitted by [S.I. 2017/553 reg. 2\(5\)\(a\)\(i\)](#)
- Sch. 4 Pt. 5 para. 1 words inserted by [S.I. 2017/553 reg. 2\(5\)\(a\)\(ii\)](#)
- Sch. 4 Pt. 5 para. 1 words inserted by [S.I. 2017/553 reg. 2\(5\)\(a\)\(iv\)](#)
- Sch. 4 Pt. 5 para. 1 words substituted by [S.I. 2017/553 reg. 2\(5\)\(a\)\(iii\)](#)
- Sch. 4 Pt. 3 para. 2(b) substituted by [S.I. 2017/553 reg. 2\(3\)\(f\)](#)
- Sch. 4 Pt. 3 para. 1(a) words substituted by [S.I. 2017/553 reg. 2\(3\)\(a\)](#)
- Regulations applied by [1997 c. 61 Sch. 3 para. 3\(2\)](#)
- Regulations applied by [2011 c. 1 Sch. 1 para. 18\(1\)](#)
- Regulations applied by [S.I. 2001/1298 reg. 23](#)
- Regulations applied by [S.I. 2004/1962 art. 12](#)
- Regulations applied by [S.I. 2007/2089 reg. 19](#)
- Regulations applied by [S.I. 2012/1917 art. 83\(2\)](#)
- Regulations applied by [S.I. 2012/323 reg. 19](#)
- Regulations applied by [S.I. 2012/444 reg. 24](#)
- Regulations applied by [S.I. 2016/219 Sch. 3 para. 109](#)
- Regulations applied by [S.I. 2004/870 reg. 19](#)
- Regulations applied by [S.I. 2008/1848 reg. 15](#)
- Regulations applied in part (Crown) by [S.I. 2006/1282 art. 11](#)
- Regulations extended by [S.I. 1999/450 art. 150](#)
- Regulations extended by [S.I. 2003/284 art. 138](#)
- Regulations extended by [S.I. 2010/2837 art. 23](#)

Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- Sch. 3 Pt. 2 para. 34 inserted by [S.I. 1994/2351 reg. 9](#)
- Sch. 4 Pt. 5 para. 2(aa) inserted by [S.I. 2017/553 reg. 2\(5\)\(b\)](#)
- Sch. 4 Pt. 3 para. 1(da) inserted by [S.I. 2017/553 reg. 2\(3\)\(d\)](#)
- Sch. 4 Pt. 3 para. 1(f) inserted by [S.I. 2017/553 reg. 2\(3\)\(e\)](#)
- Sch. 4 Pt. 3 para. 2(da) inserted by [S.I. 2017/553 reg. 2\(3\)\(g\)](#)
- Sch. 4 Pt. 3 para. 1(d) substituted by [S.I. 2017/553 reg. 2\(3\)\(c\)](#)
- Sch. 4 Pt. 3 para. 1(c) words inserted by [S.I. 2017/553 reg. 2\(3\)\(b\)\(i\)](#)
- Sch. 4 Pt. 3 para. 1(c) words inserted by [S.I. 2017/553 reg. 2\(3\)\(b\)\(ii\)](#)
- reg. 2(1A) inserted by [S.I. 2001/1149 Sch. 1 para. 96\(3\)](#)
- reg. 2(2A) inserted by [S.I. 1996/525 art. 3 Sch. para. 14\(1\)\(b\)](#)
- reg. 2(2B) inserted by [S.I. 2001/4050 Sch. para. 10\(b\)](#)
- reg. 9A inserted by [S.I. 1999/1810 reg. 3](#)
- reg. 13A inserted by [S.I. 1999/1810 reg. 4](#)