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STATUTORY INSTRUMENTS

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**1995 No. 418**

**TOWN AND COUNTRY PLANNING,  
ENGLAND AND WALES**

The Town and Country Planning (General  
Permitted Development) Order 1995

*Made - - - - 22nd February 1995*

*Laid before Parliament 6th March 1995*

*Coming into force 3rd June 1995*

**THE TOWN AND COUNTRY PLANNING (GENERAL  
PERMITTED DEVELOPMENT) ORDER 1995**

1. Citation, commencement and interpretation
  2. Application
  3. Permitted development
  4. Directions restricting permitted development
  5. Approval of Secretary of State for article 4(1) directions
  6. Notice and confirmation of article 4(2) directions
  7. Directions restricting permitted development under Class B of Part 22 or Class B of Part 23
  8. Directions
  9. Revocations
- Signature

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SCHEDULE 1 —

PART 1 — **ARTICLE 1(4) LAND**

PART 2 — **ARTICLE 1(5) LAND**

PART 3 — **ARTICLE 1(6) LAND**

SCHEDULE 2 —

PART 1 — **DEVELOPMENT WITHIN THE CURTILAGE OF A  
DWELLINGHOUSE**

***Class A***

- A Permitted development
- A.1 Development not permitted
- A.2 In the case of a dwellinghouse on any article 1(5)...
- A.3 Interpretation of Class A

***Class B***

- B Permitted development
- B.1 Development not permitted

***Class C***

- C Permitted development
- C.1 Development not permitted

***Class D***

- D Permitted development
- D.1 Development not permitted

***Class E***

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

***Class F***

- F Permitted development

***Class G***

- G Permitted development
- G.1 Development not permitted

***Class H***

- H Permitted development
- H.1 Development not permitted
- H.2 Conditions
- I Interpretation of Part 1

**PART 2 — MINOR OPERATIONS**

***Class A***

- A Permitted development
- A.1 Development not permitted

***Class B***

- B Permitted development

***Class C***

- C Permitted development
- C.1 Development not permitted

C.2 Interpretation of Class C  
PART 3 — **CHANGES OF USE**

*Class A*

A Permitted development

*Class B*

B Permitted development  
B.1 Development not permitted

*Class C*

C Permitted development

*Class D*

D Permitted development

*Class E*

E Permitted development  
E.1 Development not permitted

*Class F*

F Permitted development  
F.1 Conditions  
F.2 Interpretation of Class F

*Class G*

G Permitted development  
G.1 Development not permitted

PART 4 — **TEMPORARY BUILDINGS AND USES**

*Class A*

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

*Class B*

B Permitted development  
B.1 Development not permitted  
B.2 Interpretation of Class B  
B.3 In Class B, “war game” means an enacted, mock or...

PART 5 — **CARAVAN SITES**

*Class A*

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

***Class B***

- B Permitted development
- PART 6 — AGRICULTURAL BUILDINGS AND OPERATIONS**

***Class A Development on units of 5 hectares or more***

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

***Class B 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
- B.6 Development consisting of the extension or alteration of a building...
- B.7 Development is permitted by Class B(f) subject to the following...

***Class C Mineral working for agricultural purposes***

- C Permitted development
- C.1 Development not permitted
- C.2 Condition
- D.1 Interpretation of Part 6
- D.2 For the purposes of Part 6— (a) an area calculated...
- D.3 The circumstances referred to in paragraphs A.2(1)(a) and B.5 are—...
- D.4 For the purposes of paragraph A.2(2)(c), the relevant area is...
- D.5 In paragraph A.2(2)(iv), “site notice” means a notice containing—
- D.6 For the purposes of Class B— (a) the erection of...
- D.7 In Class C, “the purposes of agriculture” includes fertilising land...

**PART 7 — FORESTRY BUILDINGS AND OPERATIONS**

***Class A***

- A Permitted development
- A.1 Development not permitted
- A.2 (1) Subject to paragraph (3), development consisting of the erection...
- A.3 Interpretation of Class A

**PART 8 — INDUSTRIAL AND WAREHOUSE DEVELOPMENT**

***Class A***

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

***Class B***

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

*Class C*

- C Permitted development

*Class D*

- D Permitted development
  - D.1 Development not permitted
  - E Interpretation of Part 8
- PART 9 — REPAIRS TO UNADOPTED STREETS AND PRIVATE WAYS**

*Class A*

- A Permitted development
  - A.1 Interpretation of Class A
- PART 10 — REPAIRS TO SERVICES**

*Class A*

- Permitted development
- PART 11 — DEVELOPMENT UNDER LOCAL OR PRIVATE ACTS OR ORDERS**

*Class A*

- A Permitted development
  - A.1 Condition
  - A.2 Prior approvals
  - A.3 Interpretation of Class A
- 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 — DEVELOPMENT BY LOCAL HIGHWAY AUTHORITIES**

*Class A*

- A Permitted development
- PART 14 — DEVELOPMENT BY DRAINAGE BODIES**

*Class A*

- A Permitted development
  - A.1 Interpretation of Class A
- PART 15 — DEVELOPMENT BY THE NATIONAL RIVERS AUTHORITY**

***Class A***

- A Permitted development
- A.1 Development not permitted
- A.2 Condition
  - PART 16 — DEVELOPMENT BY OR ON BEHALF OF SEWERAGE UNDERTAKERS**

***Class A***

- A Permitted development
- A.1 Development not permitted
- A.2 Condition
- A.3 Interpretation of Class A
  - PART 17 — DEVELOPMENT BY STATUTORY UNDERTAKERS**

***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 Dredgings***

- D Permitted development

***Class E Water or hydraulic power undertakings***

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

***Class F Gas suppliers***

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

***Class G Electricity undertakings***

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

***Class H Tramway or road transport undertakings***

- H Permitted development
- H.1 Development not permitted

***Class I Lighthouse undertakings***

- I Permitted development
- I.1 Development not permitted

***Class J Post Office***

- J Permitted development
- J.1 Development not permitted
- K Interpretation of Part 17

**PART 18 — AVIATION DEVELOPMENT**

***Class A Development at an airport***

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

***Class B Air navigation development at an airport***

- B Permitted development

***Class C Air navigation development near an airport***

- C Permitted development
- C.1 Development not permitted

***Class D Development by Civil Aviation Authority within an airport***

- D Permitted development

***Class E Development by the Civil Aviation Authority for air traffic control and navigation***

- E Permitted development
- E.1 Development not permitted

***Class F Development by the Civil Aviation Authority in an emergency***

- F Permitted development
- F.1 Condition

***Class G Development by the Civil Aviation Authority for air traffic control etc.***

- G Permitted development
- G.1 Condition

***Class H Development by the Civil Aviation Authority for surveys etc.***

- H Permitted development
- H.1 Condition

***Class I Use of airport buildings managed by relevant airport operators***

- I Permitted development
- J Interpretation of Part 18

**PART 19 — DEVELOPMENT ANCILLARY TO MINING OPERATIONS**

***Class A***

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

***Class B***

- B Permitted development
- B.1 Development not permitted
- B.2 The prior approval referred to in Class B shall not...
- B.3 Condition

***Class C***

- C Permitted development
- C.1 Development not permitted
- C.2 Prior approvals
- D.1 Interpretation of Part 19
- D.2 For the purposes of Part 19— “active access” means a...  
**PART 20 — COAL MINING DEVELOPMENT BY THE COAL AUTHORITY AND LICENSED OPERATORS**

***Class A***

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

***Class B***

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

***Class C***

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

***Class D***

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

***Class E***

- E Permitted development
- E.1 Prior approvals



- F.1 Interpretation of Part 20
- F.2 (1) Subject to sub-paragraph (2), land is an authorised site...  
PART 21 — **WASTE TIPPING AT A MINE**

*Class A*

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

*Class B*

- B Permitted development
- B.1 Development not permitted
- B.2 Interpretation of Class B
- C Interpretation of Part 21  
PART 22 — **MINERAL EXPLORATION**

*Class A*

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

*Class B*

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions
- B.3 Interpretation of Class B
- C Interpretation of Part 22  
PART 23 — **REMOVAL OF MATERIAL FROM MINERAL-WORKING DEPOSITS**

*Class A*

- A Permitted development

*Class B*

- B Permitted development
- B.1 Development not permitted
- B.2 Conditions
- B.3 Interpretation of Class B
- C Interpretation of Part 23  
PART 24 — **DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS**

*Class A*

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions
- A.3 Interpretation of Class A  
PART 25 — **OTHER TELECOMMUNICATIONS DEVELOPMENT**

*Class A*

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

*Class B*

- B Permitted development
- B.1 Development not permitted
- B.2 Condition
  - PART 26 — **DEVELOPMENT BY THE HISTORIC BUILDINGS AND MONUMENTS COMMISSION FOR ENGLAND**

*Class A*

- A Permitted development
- A.1 Development not permitted
- A.2 Condition
- A.3 Interpretation of Class A
  - PART 27 — **USE BY MEMBERS OF CERTAIN RECREATIONAL ORGANISATIONS**

*Class A*

- A Permitted development
- A.1 Development not permitted
- A.2 Interpretation of Class A
  - PART 28 — **DEVELOPMENT AT AMUSEMENT PARKS**

*Class A*

- A Permitted development
- A.1 Development not permitted
- A.2 Interpretation of Class A
  - PART 29 — **DRIVER INFORMATION SYSTEMS**

*Class A*

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions
- A.3 Interpretation of Class A
  - PART 30 — **TOLL ROAD FACILITIES**

*Class A*

- A Permitted development
- A.1 Development not permitted
- A.2 Conditions
- A.3 Interpretation of Class A
  - PART 31 — **DEMOLITION OF BUILDINGS**

*Class A*

- A Permitted development
- A.1 Development not permitted

- A.2 Conditions
- A.3 Interpretation of Class A

*Class B*

- B Permitted development
  - PART 32 — **SCHOOLS, COLLEGES, UNIVERSITIES AND HOSPITALS**

*Class A*

- A Permitted development
  - A.1 Development not permitted
  - A.2 Condition
  - A.3 Interpretation of Class A
    - PART 33 — **CLOSED CIRCUIT TELEVISION CAMERAS**

*Class A*

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

**SCHEDULE 3 — STATUTORY INSTRUMENTS REVOKED**

Explanatory Note