STATUTORY INSTRUMENTS

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

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...
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