

## SCHEDULE 2

### Permitted development rights

## PART 7

### Non-domestic extensions, alterations etc

#### *Class F – extensions etc of office buildings*

#### **Permitted development**

##### ***F. The extension or alteration of an office building.***

#### **Development not permitted**

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

- (a) the gross floor space of the original building would be exceeded by more than—
  - (i) in respect of an original building or a development on—
    - (aa) article 2(3) land, or
    - (bb) on a site of special scientific interest, 25% or 50 square metres (whichever is the lesser);
  - (ii) in any other case, 50% or 100 square metres (whichever is the lesser);
- (b) the height of the building as extended would exceed—
  - (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or
  - (ii) in all other cases, the height of the building being extended;
- (c) any part of the development, other than an alteration, would be within 5 metres of any boundary of the curtilage of the premises;
- (d) any alteration would be on article 2(3) land; or
- (e) the development would be within the curtilage of a listed building.

#### **Conditions**

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

- (a) any office building as extended or altered is only used as part of, or for a purpose incidental to, the use of that office building;
- (b) any extension is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended; and
- (c) any alteration is at ground floor level only.

#### **Interpretation of Class F**

**F.3** For the purposes of Class F, where 2 or more original buildings are within the same curtilage and are used for the same undertaking, they are to be treated as a single original building in making any measurement.