
EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations are made in consequence of amendments made to the Town and Country Planning (General Permitted Development) Order 1995 (S.I. 1995/418) (“the General Permitted Development Order”), by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 (S.I. 2014/564) (“the 2014 Order”), which came into force on 6th April. The 2014 Order introduced four new classes of permitted development rights for change of use into Part 3 of Schedule 2 to the General Permitted Development Order. Two of the new classes, Class IA and Class MB, allow change of use to residential purposes and include permission for limited building operations.

Regulation 2 of these Regulations amends regulation 14 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (S.I. 2012/2920) so that where an application is made to the local planning authority for a prior approval in relation to development which involves a material change of use and permitted building operations in connection with that change of use, the fee shall be £172. Development of that kind is permitted by Classes IA and MB.

Regulation 3 of these Regulations is a transitional provision. It provides that where an application for a prior approval in relation to development permitted by Class IA or MB has been made before the date that these Regulations come into force that the fee of £172 shall not apply. Instead the lower fee of £80 will apply to those applications under regulation 14(1)(za).

A regulatory impact assessment has been prepared in relation to these Regulations and the 2014 Order. It has been placed in the Library of each House of Parliament and copies may be obtained from the Department for Communities and Local Government, Eland House, Bressenden Place, London SW1E 5DU or viewed at www.legislation.gov.uk.