
STATUTORY INSTRUMENTS

2020 No. 756

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020

Amendments to Paragraphs B and C of Part 20 of Schedule 2

5.—(1) Paragraph B (procedure for applications for prior approval under Part 20) is amended as follows.

(2) After sub-paragraph (1), insert—

“(1A) The application, if made in relation to development proposed under Class ZA, must be accompanied by—

- (a) a written description of the proposed development, which must include details of the building proposed for demolition, the building proposed as replacement and the operations proposed under paragraph ZA(3);
- (b) a plan, drawn to an identified scale and showing the direction of North, indicating the site of the proposed development;
- (c) drawings prepared to an identified scale and showing external dimensions and elevations of—
 - (i) the building proposed for demolition,
 - (ii) the building scheduled as replacement,and, in the direction of North, the positioning of each, together with the applicable information called for by sub-paragraph (1B);
- (d) a written statement specifying—
 - (i) the number of dwellinghouses in the building proposed for demolition, and
 - (ii) the number of new dwellinghouses proposed in the building proposed as replacement,
- (e) where sub-paragraph (6) requires the Environment Agency⁽¹⁾ to be consulted, a site-specific flood risk assessment;
- (f) a written statement in respect of heritage and archaeological considerations of the development;
- (g) the developer’s contact address; and
- (h) the developer’s email address if the developer is content to receive communications electronically;

together with any fee required to be paid.

(1B) The information referred to in sub-paragraph (1A)(c), which so far as practicable, is to be presented in the direction of North and to show elevations is—

- (a) where the building proposed as replacement is a block of flats—

⁽¹⁾ A body established under section 1 of the Environment Act 1995 (c. 25).

- (i) the position and dimensions of windows, doors and walls in the block and in each dwellinghouse in it, and
 - (ii) the dimensions and use of all habitable and other rooms in each dwellinghouse in it;
 - (b) where the building proposed as replacement is a single dwellinghouse—
 - (i) the position and dimensions of the windows, doors and walls in it, and
 - (ii) the dimensions and use of all habitable and other rooms in it.
- (1C) Sub-paragraph (2) does not apply to any application made in relation to development proposed under Class ZA.”.
- (3) After sub-paragraph (10), insert—
- “(10A) Where the application relates to a prior approval as to the impact of the development on heritage and archaeology, the local planning authority must so far as they consider reasonably practicable consult any bodies that they consider to have heritage and archaeological expertise relevant to their functions under Part 3 of the Act and this Order.”.
- (4) In sub-paragraph (11), for “(7) and (10)”, substitute “(7), (10) and (10A)”.
- (5) In sub-paragraph (12)(b), at the start, insert “unless the proposed development falls within Class ZA,”.