
STATUTORY INSTRUMENTS

2021 No. 814

The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2021

Amendments to Part 7 of Schedule 2

- 6.—(1) Part 7 (non-domestic extensions, alterations etc) of Schedule 2 is amended as follows.
- (2) In Class A (extensions etc of shops or financial or professional premises)—
- (a) in the heading, for “shops or financial or professional premises” substitute “commercial, business or service premises”;
 - (b) in paragraph A (permitted development), for “shop or financial or professional services” substitute “commercial, business or service”;
 - (c) in paragraph A.1 (development not permitted)—
 - (i) in sub-paragraph (c)(i)(aa), for “the Schedule” substitute “Schedule 1”;
 - (ii) in sub-paragraph (g), for “an existing shop front” substitute “the front of any existing building”;
 - (d) in sub-paragraph (c) of A.2 (conditions), for “shop or financial or professional services” substitute “commercial, business or service”;
 - (e) in paragraph A.3 (interpretation of Class A), for the definitions of “raised platform” and “shop or financial or professional services establishment” substitute—
 - ““commercial, business or service premises” means a building, or part of a building, used for any purpose within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order and includes buildings with other uses in other parts as long as the other uses are not within the parts being altered or extended;
 - “raised platform” means a platform with a height greater than 0.3 metres.”.
- (3) In the definition of “shop” in each of—
- (a) paragraph B.3 (interpretation of Class B) of Class B (construction of shop trolley stores),
 - (b) paragraph C.3 (interpretation of Class C) of Class C (click and collect facilities), and
 - (c) paragraph D.3 (interpretation of Class D) of Class D (modification of shop loading bays),
- for “Class A1 (shops) of the Schedule” substitute “Class E(a) (display or retail sale of goods other than hot food) of Schedule 2”.
- (4) In Class E (hard surfaces for shops, catering or financial or professional premises)—
- (a) in the heading, for “shops, catering or financial or professional premises” substitute “commercial, business or service etc premises”;
 - (b) in paragraph E (permitted development), for sub-paragraph (a) substitute—
 - “(a) the provision of a hard surface within the curtilage of a building used for a purpose falling within one of the following provisions of the Use Classes Order—
 - (i) article 3(6)(p) (drinking establishments etc);
 - (ii) article 3(6)(q) (drinking establishment with expanded food provision);

- (iii) article 3(6)(r) (hot food takeaway); or
- (iv) Class E (commercial, business and service) of Schedule 2; or”;
- (c) omit paragraph E.3 (interpretation of Class E).
- (5) Omit Class F (extensions etc of office buildings).
- (6) Omit Class G (hard surfaces for office buildings).
- (7) In Class M (extensions etc for schools, colleges, universities, prisons and hospitals), in sub-paragraph (a)(i) of paragraph M.1 (development not permitted), after “school,” insert “college.”
- (8) In paragraph O (interpretation of Part 7)—
 - (a) in the definition of “office building”, for “Class B1(a) of the Schedule” substitute “Class E(g)(i) of Schedule 2”;
 - (b) in the definition of “school”, in each of sub-paragraph (a) and (b) omit “or registered nursery”;
 - (c) in the definition of “warehouse”, for “the Schedule” substitute “Schedule 1”.