

Town and Country Planning (General Permitted Development) (England) Order 2015/596

para. A Permitted development



Law In Force

Version 1 of 1

15 April 2015 - Present

Subjects

Planning

A. Permitted development

Development by railway undertakers on their operational land, required in connection with the movement of traffic by rail.

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (ClassA) railway or light railway undertakings > para. A Permitted development*

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para. A1 Development not permitted



Law In Force

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15 April 2015 - Present

Subjects
Planning

A.1. Development not permitted

Development is not permitted by [Class A](#) if it consists of or includes—

- (a) the construction of a railway;
- (b) the construction or erection of a hotel, railway station or bridge; or
- (c) the construction or erection otherwise than wholly within a railway station of—
 - (i) an office, residential or educational building, or a building used for an industrial process, or
 - (ii) a car park, shop, restaurant, garage, petrol filling station or other building or structure provided under transport legislation.

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassA) railway or light railway undertakings > para. A1 Development not permitted

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para. A2 Interpretation of Class A



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Subjects
Planning

A.2. Interpretation of Class A

For the purposes of [Class A](#), references to the construction or erection of any building or structure include references to the reconstruction or alteration of a building or structure where its design or external appearance would be materially affected.

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassA) railway or light railway undertakings > para. A2 Interpretation of Class A

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para. B Permitted development



Law In Force

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21 April 2021 - Present

Subjects
Planning

B. Permitted development

Development on operational land by statutory undertakers or their lessees [or agents of development (including the erection or alteration of an operational building)]¹ in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings, required—

(a)

for the purposes of shipping, [...]²

(b)

in connection with the embarking, disembarking, loading, discharging or transport of passengers, livestock or goods at a dock, pier or harbour, or with the movement of traffic by canal or inland navigation or by any railway forming part of the undertaking [, or]³

[

(c) in connection with the provision of services and facilities.

]⁴

Notes

- ¹ Words inserted by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(2\)\(a\)](#) (April 21, 2021: insertion has effect subject to saving and transitional provision specified in SI 2021/428 art.15)
- ² Word revoked by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(2\)\(b\)](#) (April 21, 2021: revocation has effect subject to saving and transitional provision specified in SI 2021/428 art.15)
- ³ Added by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(2\)\(c\)](#) (April 21, 2021: insertion has effect subject to saving and transitional provision specified in SI 2021/428 art.15)
- ⁴ Added by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(2\)\(c\)](#) (April 21, 2021: insertion has effect subject to saving and transitional provision specified in SI 2021/428 art.15)

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassB) dock, pier, harbour, water transport, canal or inland navigation undertakings > para. B Permitted development

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para. B1 Development not permitted



Law In Force

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21 April 2021 - Present

Subjects
Planning

B.1. Development not permitted

Development is not permitted by [Class B](#) if it consists of or includes—

- (a) the construction or erection of a hotel, or of a bridge or other building not required in connection with the handling of traffic; or
- (b) the construction or erection otherwise than wholly within the limits of a dock, pier or harbour of—
 - (i) an educational building, [...] ¹
 - (ii) a car park, shop, restaurant, garage, petrol filling station or other building provided under transport legislation [, or] ²
- [
- (c) where the development falls within [paragraph B\(c\)](#)—
 - (i) the erection of a building other than an operational building; or
 - (ii) the alteration or reconstruction of a building other than an operational building, where its design or external appearance would be materially affected.

] ³

Notes

- ¹ Word revoked by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(3\)\(a\)](#) (April 21, 2021: revocation has effect subject to saving and transitional provision specified in SI 2021/428 art.15)
- ² Added by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(3\)\(b\)](#) (April 21, 2021: insertion has effect subject to saving and transitional provision specified in SI 2021/428 art.15)
- ³ Added by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(3\)\(b\)](#) (April 21, 2021: insertion has effect subject to saving and transitional provision specified in SI 2021/428 art.15)

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassB) dock, pier, harbour, water transport, canal or inland navigation undertakings > para. B1 Development not permitted

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para. B1A Condition



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Subjects

Planning

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B.1A.— Condition

(1) Development is permitted by Class B subject to the condition that the relevant statutory undertaker consults the local planning authority before carrying out any development, unless that development falls within the description in [paragraph B.3](#).

]¹

Notes

- 1 Added by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(4\)](#) (April 21, 2021: insertion has effect subject to saving and transitional provision specified in SI 2021/428 art.15)

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassB) dock, pier, harbour, water transport, canal or inland navigation undertakings > para. B1A Condition

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para. B2 Interpretation of Class B



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Subjects
Planning

B.2. Interpretation of Class B

For the purposes of [Class B](#)—

- (a) references to the construction or erection of any building or structure include references to the reconstruction or alteration of a building or structure where its design or external appearance would be materially affected, and
- (b) the reference to operational land includes land designated by an order made under [section 14](#) or [16](#) of the [Harbours Act 1964](#) (orders for securing harbour efficiency etc., and orders conferring powers for improvement, construction etc., of harbours)¹, and which has come into force, whether or not the order was subject to the provisions of the [Statutory Orders \(Special Procedure\) Act 1945](#)².

Notes

- 1 relevant amendments are made by [Schedules 6 and 12](#) to the [Transport Act 1981](#) (c. 56), [section 46](#) of the [Criminal Justice Act 1982](#) (c. 48), [Schedule 3](#) to the [Transport and Works Act 1992](#) (c. 42), [Schedule 2](#) to the [Planning Act 2008](#) (c. 29), [Schedule 21](#) to the [Marine and Coastal Access Act 2009](#) (c. 23) and S.I. 2006/1177 and 2009/1941.
- 2 An order is subject to special parliamentary procedure under the Act if it is one which the Secretary of State makes which authorises the compulsory purchase of land (see [paragraph 22](#) of [Schedule 3](#) to the [Harbours Act 1964](#)).

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassB) dock, pier, harbour, water transport, canal or inland navigation undertakings > para. B2 Interpretation of Class B

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para. B3



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Subjects

Planning

[

B.3.—

Development falls within this paragraph if—

- (a) it is urgently required for the efficient running of the dock, pier, harbour, water transport, canal or inland navigation undertaking, and
- (b) it consists of the carrying out of works, or the erection or construction of a structure or of an ancillary building, or the placing on land of equipment, and the works, structure, building, or equipment do not exceed 4 metres in height or 200 cubic metres in capacity.

]¹

Notes

- 1 Added by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021/428 [art.10\(5\)](#) (April 21, 2021: insertion has effect subject to saving and transitional provision specified in SI 2021/428 art.15)

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassB)
dock, pier, harbour, water transport, canal or inland navigation undertakings > para. B3*

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para. C Permitted development



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Subjects
Planning

C. Permitted development

The improvement, maintenance or repair of an inland waterway (other than a commercial waterway or cruising waterway) to which [section 104](#) of the [Transport Act 1968](#)(classification of waterways) ¹applies, and the repair or maintenance of a culvert, weir, lock, aqueduct, sluice, reservoir, let-off valve or other work used in connection with the control and operation of such a waterway.

Notes

1 *Was amended by [S.I. 2012/1659](#); there are other amendments not relevant to this Order .*

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (ClassC) works to inland waterways > para. C Permitted development*

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para. D Permitted development



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Subjects
Planning

D. Permitted development

The use of any land by statutory undertakers in respect of dock, pier, harbour, water transport, canal or inland navigation undertakings for the spreading of any dredged material.

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (ClassD) dredging by transport undertakings > para. D Permitted development*

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para. E Permitted development



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Subjects
Planning

E. Permitted development

Development required for the purposes of the functions of a general or local lighthouse authority under the [Merchant Shipping Act 1995](#)¹ and any other statutory provision made with respect to a local lighthouse authority, or in the exercise by a local lighthouse authority of rights, powers or duties acquired by usage prior to the 1995 Act.

Notes

- 1 *See in particular [section 193](#) as to the meaning of a general and a local lighthouse authority and [Part 8 of the Act in general](#); relevant amendments are made by [sections 19 and 20](#) of, and [Schedule 6](#) to, the [Merchant Shipping and Maritime Security Act 1997](#) (c. 28), [sections 8 and 9](#) of the [Marine Navigation Act 2013](#) (c. 23), [Schedule 8](#) to the [Public Service Pensions Act 2013](#) (c. 25) and [S.I. 2003/2867](#).*

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (Class E) development for the aid of shipping > para. E Permitted development*

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para. E1 Development not permitted



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Subjects
Planning

E.1. Development not permitted

Development is not permitted by [Class E](#) if it consists of or includes the erection of offices, or the reconstruction or alteration of offices where their design or external appearance would be materially affected.

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassE) development for the aid of shipping > para. E1 Development not permitted

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para. F



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Subjects
Planning

F.

The carrying out on operational land by a relevant airport operator or its agent of development (including the erection or alteration of an operational building) in connection with the provision of services and facilities at a relevant airport.

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (ClassF) development at an airport > Permitted development > para. F*

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para. F1



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Subjects

Planning

F.1.

Development is not permitted by [Class F](#) if it would consist of or include—

- (a) the construction or extension of a runway;
- (b) the construction of a passenger terminal the floor space of which would exceed 500 square metres;
- (c) the extension or alteration of a passenger terminal, where the floor space of the building as existing at 5th December 1988 or, if built after that date, of the building as built, would be exceeded by more than 15%;
- (d) the erection of a building other than an operational building; or
- (e) the alteration or reconstruction of a building other than an operational building, where its design or external appearance would be materially affected.

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (ClassF) development at an airport > Development not permitted > para. F1*

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para. F2



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Subjects
Planning

F.2.

Development is permitted by [Class F](#) subject to the condition that the relevant airport operator consults the local planning authority before carrying out any development, unless that development falls within the description in [paragraph F.4](#).

*Schedule 2 Permitted development rights > Part 8 Transport related
development > (ClassF) development at an airport > Condition > para. F2*

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para. F3



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Subjects
Planning

F.3.

For the purposes of [paragraph F.1](#), floor space is calculated by external measurement and without taking account of the floor space in any pier or satellite.

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (ClassF) development at an airport > Interpretation of Class F > para. F3*

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para. F4



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Subjects

Planning

F.4.

Development falls within this paragraph if—

- (a) it is urgently required for the efficient running of the airport, and
- (b) it consists of the carrying out of works, or the erection or construction of a structure or of an ancillary building, or the placing on land of equipment, and the works, structure, building, or equipment do not exceed 4 metres in height or 200 cubic metres in capacity.

*Schedule 2 Permitted development rights > Part 8 Transport related development
> (ClassF) development at an airport > Interpretation of Class F > para. F4*

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para. G Permitted development



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Subjects
Planning

G. Permitted development

The carrying out on operational land within the perimeter of a relevant airport by a relevant airport operator or its agent of development in connection with the provision of air traffic services.

*Schedule 2 Permitted development rights > Part 8 Transport related development >
(ClassG) air traffic services development at an airport > para. G Permitted development*

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para. H Permitted development



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Planning

H. Permitted development

The carrying out on operational land outside but within 8 kilometres of the perimeter of a relevant airport by a relevant airport operator or its agent of development in connection with the provision of air traffic services.

*Schedule 2 Permitted development rights > Part 8 Transport related development >
(ClassH) air traffic services development near an airport > para. H Permitted development*

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para. H1 Development not permitted



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Subjects
Planning

H.1. Development not permitted

Development is not permitted by [Class H](#) if—

- (a) any building erected would be used for a purpose other than housing equipment used in connection with the provision of air traffic services;
- (b) any building erected would exceed a height of 4 metres; or
- (c) it would consist of the installation or erection of any radar or radio mast, antenna or other apparatus which would exceed 15 metres in height, or, where an existing mast, antenna or apparatus is replaced, the height of that mast, antenna or apparatus, if greater.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassH)
air traffic services development near an airport > para. H1 Development not permitted*

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para. I Permitted development



Law In Force

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Subjects
Planning

I. Permitted development

The carrying out by an air traffic services licence holder or its agents within the perimeter of an airport of development in connection with the provision of air traffic services.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassI)
development by an air traffic services licence holder within an airport > para. I Permitted development*

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para. J Permitted development



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Subjects

Planning

J. Permitted development

The carrying out on operational land of an air traffic services licence holder by that licence holder or its agents of development in connection with the provision of air traffic services.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (Class J) development
by an air traffic services licence holder on operational land > para. J Permitted development*

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para. J1 Development not permitted



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Subjects

Planning

J.1. Development not permitted

Development is not permitted by [Class J](#) if—

- (a) any building erected would be used for a purpose other than housing equipment used in connection with the provision of air traffic services;
- (b) any building erected would exceed a height of 4 metres; or
- (c) it would consist of the installation or erection of any radar or radio mast, antenna or other apparatus which would exceed 15 metres in height, or, where an existing mast, antenna or apparatus is replaced, the height of that mast, antenna or apparatus, if greater.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (Class J) development
by an air traffic services licence holder on operational land > para. J1 Development not permitted*

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para. K Permitted development



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Subjects

Planning

K. Permitted development

The use of land by or on behalf of an air traffic services licence holder in an emergency to station moveable apparatus replacing unserviceable apparatus.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassK)
development by an air traffic services licence holder in an emergency > para. K Permitted development*

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para. K1 Condition



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Subjects

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K.1. Condition

Development is permitted by [Class K](#) subject to the condition that on or before the expiry of a period of 6 months beginning with the date on which the use began, the use ceases, and any apparatus is removed, and the land is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassK)
development by an air traffic services licence holder in an emergency > para. K1 Condition*

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para. L Permitted development



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Subjects

Planning

L. Permitted development

The use of land by or on behalf of an air traffic services licence holder to provide services and facilities in connection with the provision of air traffic services and the erection or placing of moveable structures on the land for the purposes of that use.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassL) development
by an air traffic services licence holder involving moveable structures > para. L Permitted development*

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para. L1 Condition



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Subjects

Planning

L.1. Condition

Development is permitted by [Class L](#) subject to the condition that, on or before the expiry of the period of 6 months beginning with the date on which the use began, the use ceases, and any structure is removed, and the land is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassL)
development by an air traffic services licence holder involving moveable structures > para. L1 Condition*

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para. M Permitted development



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Subjects

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M. Permitted development

The use of land by or on behalf of the Civil Aviation Authority for the stationing and operation of apparatus in connection with the carrying out of surveys or investigations.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassM)
development by the Civil Aviation Authority for surveys etc. > para. M Permitted development*

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para. M1 Condition



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Subjects
Planning

M.1. Condition

Development is permitted by [Class M](#) subject to the condition that on or before the expiry of the period of 6 months beginning with the date on which the use began, the use ceases, and any apparatus is removed, and the land is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

*Schedule 2 Permitted development rights > Part 8 Transport related development >
(ClassM) development by the Civil Aviation Authority for surveys etc. > para. M1 Condition*

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para. N Permitted development



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Subjects
Planning

N. Permitted development

The use of buildings within the perimeter of an airport managed by a relevant airport operator for purposes connected with air transport services or other flying activities at that airport.

*Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassN)
use of airport buildings managed by relevant airport operators > para. N Permitted development*

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para. O Interpretation of Part 8



Law In Force

Version 2 of 2

1 August 2021 - Present

Subjects
Planning

O. Interpretation of Part 8

For the purposes of [Part 8](#)—

“*air traffic services*” has the same meaning as in [section 98](#) of the [Transport Act 2000](#) (air traffic services);

“*air traffic services licence holder*” means a person who holds a licence under [Chapter 1 of Part 1](#) of the [Transport Act 2000](#)¹;

“*air transport services*” has the same meaning as in [section 82](#) of the [Airports Act 1986](#);

“*operational building*” means [, for the purposes of Class F,]²a building, other than a hotel, required in connection with the movement or maintenance of aircraft, or with the embarking, disembarking, loading, discharge or transport of passengers, livestock or goods at a relevant airport;

“*relevant airport*” means an airport to which [Part 5](#) of the [Airports Act 1986](#) (status of certain airport operators as statutory undertakers etc.)³ applies;

“*relevant airport operator*” means a relevant airport operator within the meaning of [section 57A](#) of the [Airports Act 1986](#) (scope of Part 5); and

“*transport legislation*” means [section 14\(1\)\(d\)](#) of the [Transport Act 1962](#) (supplemental provisions relating to the Boards’ powers)⁴ or [section 10\(1\)\(x\)](#) of the [Transport Act 1968](#) (general powers of Passenger Transport Executive)⁵.

Notes

¹ See in particular [sections 5 to 7](#) and [40](#) ([section 5](#) was amended by [S.I. 2009/1941](#) and [2011/205](#)).

² Words inserted by Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2021/814 [art.7](#) (August 1, 2021: insertion has effect subject to savings and transitional provisions specified in SI 2021/814 art.13 and Sch.1)

³ See [section 57A\(2\)](#); [section 57A](#) was substituted for [section 57](#) by [Schedule 8](#) to the [Civil Aviation Act 2012](#) (c. 19). There are other amendments to [Part 5](#) but none are relevant to this Order.

⁴ [1962 c. 46](#).

⁵ [1968 c. 73](#), relevant amendments are made by [Schedule 3](#) to the [Transport Act 1985](#) (c. 67), [Schedule 4](#) to the [Local Transport Act 2008](#) (c. 26) and [S.I. 2014/866](#).

Schedule 2 Permitted development rights > Part 8 Transport related development > (ClassN) use of airport buildings managed by relevant airport operators > para. O Interpretation of Part 8

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Town and Country Planning (General Permitted Development) (England) Order 2015/596

para. A



Law In Force

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Subjects

Planning

A.

Development authorised by—

(a)

a local or private Act of Parliament,

(b)

an order approved by both Houses of Parliament, or

(c)

an order under [section 14](#) or [16](#) of the [Harbours Act 1964](#) (orders for securing harbour efficiency etc, and orders conferring powers for improvement, construction etc of harbours) ¹,

which designates specifically the nature of the development authorised and the land upon which it may be carried out.

Notes

¹ 1964 c. 40. Relevant amendments are [Schedules 6 and 12](#) to the [Transport Act 1981](#) (c. 56), [section 46](#) of the [Criminal Justice Act 1982](#) (c. 48), [Schedule 3](#) to the [Transport and Works Act 1992](#) (c. 42), [Schedule 2](#) to the [Planning Act 2008](#) (c. 29), [Schedule 21](#) to the [Marine and Coastal Access Act 2009](#) (c. 23) and [S.I. 2006/1177](#) and [2009/1941](#).

*Schedule 2 Permitted development rights > Part 18 Miscellaneous development > (Class A)
development under local or private Acts or Order > Permitted development > para. A*

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para. A1



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Subjects

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A.1.

Development is not permitted by [Class A](#) if it consists of or includes—

- (a) the erection, construction, alteration or extension of any building, bridge, aqueduct, pier or dam; or
 - (b) the formation, laying out or alteration of a means of access to any highway used by vehicular traffic,
- unless the prior approval of the appropriate authority to the detailed plans and specifications is first obtained.

Schedule 2 Permitted development rights > Part 18 Miscellaneous development > (ClassA) development under local or private Acts or Order > Conditions > para. A1

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para. A2



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Subjects

Planning

A.2.

The prior approval referred to in [paragraph A.1](#) is not to be refused by the appropriate authority nor are conditions to be imposed unless they are satisfied that—

- (a) the development (other than the provision of or works carried out to a dam) ought to be and could reasonably be carried out elsewhere on the land; or
- (b) the design or external appearance of any building, bridge, aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.

*Schedule 2 Permitted development rights > Part 18 Miscellaneous development >
(ClassA) development under local or private Acts or Order > Conditions > para. A2*

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para. A3



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Subjects
Planning

A.3.

For the purposes of [Class A](#), “*appropriate authority*” means—

- (a) in Greater London or a metropolitan county, the local planning authority;
- (b) in a National Park, outside a metropolitan county, the county planning authority; and
- (c) in any other case, the district planning authority¹.

Notes

- ¹ See [section 1\(1\)](#) of the Act; which was amended by [section 31](#) of the [Greater London Authority Act 2007 \(c. 24\)](#). There are other amendments not relevant to this Order.

*Schedule 2 Permitted development rights > Part 18 Miscellaneous development > (ClassA)
development under local or private Acts or Order > Interpretation of Class A > para. A3*

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para. B Permitted development



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Subjects
Planning

B. Permitted development

Development on land used as an amusement park consisting of—

(a)

the erection of booths or stalls or the installation of plant or machinery to be used for or in connection with the entertainment of the public within the amusement park; or

(b)

the extension, alteration or replacement of any existing booths or stalls, plant or machinery so used.

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> (ClassB) development at amusement parks > para. B Permitted development*

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para. B1 Development not permitted



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B.1. Development not permitted

Development is not permitted by [Class B](#) if—

(a) the plant or machinery would—

(i) if the land or pier is within 3 kilometres of the perimeter of an aerodrome, exceed a height of 25 metres or the height of the highest existing structure (whichever is the lesser), or

(ii) in any other case, exceed a height of 25 metres;

(b) in the case of an extension to an existing building or structure, that building or structure would as a result exceed 5 metres above ground level or the height of the roof of the existing building or structure, whichever is the greater; or

(c) in any other case, the height of the building or structure erected, extended, altered or replaced would exceed 5 metres above ground level.

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para. B2 Interpretation of Class B



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B.2. Interpretation of Class B

For the purposes of [Class B](#)—

“*amusement park*” means an enclosed area of open land, or any part of a seaside pier, which is principally used (other than by way of a temporary use) as a funfair or otherwise for the purposes of providing public entertainment by means of mechanical amusements and side-shows; but, where part only of an enclosed area is commonly so used as a funfair or for such public entertainment, only the part so used is to be regarded as an amusement park; and

“*booths or stalls*” includes buildings or structures similar to booths or stalls.

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> (ClassB) development at amusement parks > para. B2 Interpretation of Class B*

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