



**Northumberland**  
County Council

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## General Permitted Development Order 2015 – Visual Guide (Final Draft Version)

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Last updated: **October 2021**

### **About this document:**

This document provides a **visual guide** to **Parts 1, 3, 14 and 20 of the GPDO**



# Northumberland County Council

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## Introduction

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The General Permitted Development Guide (2015) is a series of Permitted Development Rights (PDRs) that allows certain work. By inclusion with the GPDO (Schedule), these rights are derived from a general planning permission that is permitted not by the Local Planning Authority but, at source, by Government. You can carry out these works without the need for a planning application.

These were first introduced in 1948, when Planning came into force in the UK and contained Classes that remain today, like householder, but other specific Classes unique to the time, such as replacing war destroyed buildings. The most recent, complete Legislation is 2015. However, there have been several amendments since then, which have brought in new Classes and disposed of some Parts. For example, Part 20 'New Dwellinghouses' and a new Use Class Order, and its consummate Use Class E, on 31 Aug and 01 Sept 2020, respectively. The latter disposed of many Class 3 Change of Use PDRs because they referred to old Use Class, depicted on page 19.

It is not deemed practical to cover all these 20 Classes. Therefore, this Guide will only cover Parts 1 'Householder', 3 'Change of Use', 14 'Renewable Energy' and 20 'New Dwellinghouses' because it was deemed that these Classes would be most relevant and interesting to a Parish and Town Council audience. This Guide aims to explain these Classes visually, utilising Google SketchUp to intuitively depict the PD Right allowing the reader to visualise what PD could achieve. These visualisations are then annotated with their conditions. Please note, these are summarised, so please refer to the full [Legislation](#) to gain all the detail. For guidance on navigating the GPDO, please view a PDF version of a [presentation](#) delivered on 14 Oct 2021.

One such condition on certain classes of permitted development is applying to the Local Planning Authority for its 'Prior Approval' or determining if its 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposal's likely impacts in regard to certain factors (e.g. transport and

highways) and how these may be mitigated. Again, please cross-reference this Guide with the [Legislation](#). After Classes 3 and 20, a table summarises the Prior Approval Conditions relevant to each part. Most permitted development rights are subject to conditions and limitations.

In some areas of the country, known generally as 'designated areas', permitted development rights are more restricted. For example, if you live in: a Conservation Area; a National Park; an Area of Outstanding Natural Beauty; a World Heritage Site or the Norfolk or Suffolk Broads (N/A).

These Article 2(3) 'designated areas' and other situations where PDRs might not apply are depicted at the start of each part. Please note that the Green Belt is not a 'designated area', so PDRs apply here. However, in a new development, a condition restricting PDRs could have been imposed to maintain the 'openness' of the Green Belt. Therefore, please check any planning conditions that may have been imposed, with planning permission, on your property; by using NCC's [public access](#) planning application search. Planning applications and decision notices back to 1974 are available on Public Access. The Council does not hold records before this date. Should any documents be missing, you can ask the Team to check for further documents. Requests can be made by [email to planningfilerequest@northumberland.gov.uk](mailto:planningfilerequest@northumberland.gov.uk) (for details, see the [Historic planning applications](#) section of the website).

Prior Approval Notifications (PAN) are different from a Planning Application because the development has already been permitted by the right. In contrast, with planning applications, the LPA determines an application by considering the Development Plan and material considerations. The PNA process takes these considerations out of the Planning Officers' hands, instructing them on what issues they might consider and placing them within the Legislation, i.e. the Law. Therefore, it is for the Planning Inspectorate and the Planning Courts to decide what the conditions mean.

This 'Case Law' process has been especially relevant to Part 3 Class Q 'Barn Conversions', clarifying that an agricultural building must be 'structurally sound' to be converted under the Class and what that means. Additionally, Case Law has been relevant in clarifying the role of Planning Officers in the PNA process. Planning appeals have determined that "*prior approval condition interpretation a matter of planning judgement*" for the Planning/Case Officer to make. Therefore, we have almost gone full circle. Prior Approvals should be approached by Planning/Case Officers in the same planning application process, i.e. by utilising planning judgement (they determine what it means on a case by case basis as relevant to the proposed development). See the [presentation](#) for more information.

Several Classes within the GPDO refer to '*original dwellinghouse*'. 'Original' is defined within the '2. Interpretation' section within the Legislation. Of relevance to this Guide, it typically refers to **a dwellinghouse as it was built or as it was on 1 July 1948 if it was built before then**. This is as opposed to the existing dwellinghouse, which is in its current state, or its state immediately before carrying out development. Any additions since 1 July 1948 must be taken into account when considering a proposal against its relevant conditions. For example, Part 1 Class A, limitation b) "*as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the **original dwellinghouse**) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)*".

This Guide will now explain GPDO 2015 Parts 1 'Householder', 3 'Change of Use', 14 'Renewable Energy' and 20 'New Dwellinghouses'.

## Part 1 of the GPDO - Visual Guide (FREE VERSION)

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Last updated: **July 2021** (regular updates not required)

### Introduction:

This is one of a number of documents produced by **Planning Jungle Limited** ([www.planningjungle.com](http://www.planningjungle.com)). This company provides one of the most comprehensive resources available relating to **householder permitted development** legislation, and one of the only sources of **consolidated versions** of planning secondary legislation.

### About this document:

This is the **free version** of the "[Part 1 of the GPDO - Visual Guide](#)" document, which provides a **visual guide** to **Part 1 of the GPDO**.

This **free version** is accessible by **anyone**, including people who are not members of the Planning Jungle website. As such, you are welcome to distribute this document in its **original form** (i.e. without alterations).

### Important Disclaimer:

The following "Important Disclaimer" is applicable to all of the documents produced by Planning Jungle Limited:

"The information provided by Planning Jungle Limited (including the documents produced by Planning Jungle Limited and the material on the website [www.planningjungle.com](http://www.planningjungle.com)) is for general information purposes only. Such information does **not** constitute legal or other professional advice, and must **not** be relied on as such. While we endeavour to keep such information up-to-date and correct, we make no representations or warranties of any kind about the completeness, accuracy, or suitability of such information. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage that may arise out of your reliance on such information."

## What to check **BEFORE** giving advice on householder permitted development rights:

### Is the property a HOUSE?

(Part 1 of the GPDO applies to C3 houses, *might* apply to C4 "small" HMOs\* and sui generis "large" HMOs\*, but does **not** apply to flats (including maisonettes)).

### Is the property a LISTED building?

(For a listed building, Class E doesn't apply, and most PD works will still require listed building consent (which is a separate requirement)).

### Is the property on ARTICLE 2(3) land (Conservation Area, AONB, National Park, Broads, WHS)?

(On article 2(3) land, Classes AA and B don't apply, and Classes A, E, G, and H become more restrictive).

### Have PD rights been removed by an ARTICLE 4 direction?

(An article 4 direction may remove some or all of the property's PD rights).

### Have PD rights been removed (or affected) by a CONDITION on a previous planning permission?

(This could be an issue if the property was built, or converted from another use, from 1948 onwards, or even if the property has been extended since 1948).

### Has the property PREVIOUSLY been extended?

(Some of the PD limitations and conditions are affected by existing extensions, particularly if the new extension would be attached to an existing extension).

### Also remember:

- For a larger single storey rear extension under Class A, or for any works under Class AA, the development must **not** begin before the developer successfully completes the **prior approval process**, and it's also necessary to check whether the property is on a **Site of Special Scientific Interest (SSSI)**.
- The Part 1 Classes do **not** apply to a dwellinghouse that was converted under Part 3 Classes G, M, MA, N, P, PA, or Q [or O in the case of Part 1 Class AA].
- The Part 1 Classes do **not** apply to a dwellinghouse that was built under Part 20.
- It's **not** possible to combine (as a single operation) PD works with works that are granted PP by the LPA. For example, if the LPA grants PP for an extension with a door, it's **not** possible to build an extension with a window by relying on the PP from the LPA for the extension and PD rights for the window.
- PD rights do **not** apply where the existing building or use is unlawful (see article 3(5) of the GPDO).
- (\*) Note: For different conclusions as to whether Part 1 of the GPDO applies to HMOs, see the "[Part 1 of the GPDO - GENERAL Appeal Decisions](#)" document.

**Typical 1930s-1950s Council house  
with a rectangular footprint**

# CLASS A - GENERAL EXTENSIONS AND ALTERATIONS:

"The enlargement, improvement or other alteration of a dwellinghouse"



Must not extend beyond a side elevation that fronts a highway, or the principal elevation.

**SIDE projection:**  
•  $\leq \frac{1}{2}$  width of original house.

**REAR projection if SINGLE storey:**  
• (\*)  $\leq 3\text{m}$  for terrace or semi-detached house.  
• (\*)  $\leq 4\text{m}$  for detached house.

**REAR projection if TWO-storey:**  
•  $\leq 3\text{m}$ .

(\*) **NOTE:** For the system of larger rear extensions, see the next page.

**MAX height:**  
•  $\leq 4\text{m}$  if single storey.  
• Not higher than ridge-line of house.

**EAVES height:**  
•  $\leq 3\text{m}$  if within 2m of a boundary.  
(This prevents two-storey extension close to boundary)  
• Not higher than eaves of house.

$\leq 50\%$  coverage of original garden.

**OTHER LIMITATIONS:**  
• No verandah, balcony, or raised platform.  
• No two-storey side extension.  
• Two-storey extension  $\geq 7\text{m}$  to rear boundary.

**CONDITIONS:**  
• Materials "of a similar appearance" to existing house.  
• Upper-floor side windows obscure-glazed and non-opening.  
• Roof pitch of two-storey extension same as original house.

**ARTICLE 2(3) LAND:**  
• No cladding.  
• No side extension.  
• No two-storey rear extension.



## CLASS A - LARGER SINGLE STOREY REAR EXTENSIONS (from 30/05/2013 onwards):

"... development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) ..."



### REAR projection if SINGLE storey:

- $\leq 6\text{m}$  for terrace or semi-detached house.
- $\leq 8\text{m}$  for detached house.

### REAR projection if TWO-storey:

- **Not** allowed.

### OTHER LIMITATIONS AND CONDITIONS:

- The larger rear extension must comply with all of the limitations and conditions shown on the previous page (unless shown otherwise on this current page).

### IMPORTANT NOTE:

- The development must **not** begin before the developer successfully completes the **prior approval** process.  
For more information, see the following:  
“[Part 1 of the GPDO - Larger Rear Extensions - Guide](#)”

### ARTICLE 2(3) LAND:

- **NOT** allowed on article 2(3) land **NOR** on a Site of Special Scientific Interest (SSSI).

## CLASS AA - ADDITIONAL STOREYS (from 31/08/2020 onwards):

"The enlargement of a dwellinghouse consisting of the construction of [up to two additional storeys / one additional storey] ..."



Max height  $\leq$  18m.

Roof pitch same as existing house.

FLOOR to CEILING height (internal):

- $\leq$  3m, AND
- $\leq$  Floor to ceiling height of the shortest storey of the "principal part" of existing house.

Class AA does NOT apply if the house was built either:

- Before 01/07/1948.
- After 28/10/2018.

HEIGHT if existing house = 1 storey:

- = 1 additional storey.
- $\leq$  3.5m above existing house.
- $\leq$  3.5m above highest other attached building.

HEIGHT if existing house  $\geq$  2 storeys:

- $\leq$  2 additional storeys.
- $\leq$  7m above existing house.
- $\leq$  3.5m above highest other attached building.

Note: Any additional storey must be on the "principal part" of existing house.

OTHER LIMITATIONS AND CONDITIONS:

- Resulting house must be C3 dwellinghouse.
- Similar materials, and no side windows.
- See legislation for full info.

IMPORTANT NOTE:

- The development must **not** begin before the developer receives from the LPA a notice granting **prior approval**. For more information, see the following: ["Part 1 of the GPDO – Summary of Amendments since 2013"](#)

ARTICLE 2(3) LAND:

- Class AA does NOT apply on article 2(3) land NOR on a Site of Special Scientific Interest (SSSI).

## CLASS B - ROOF EXTENSIONS:

“The enlargement of a dwellinghouse consisting of an addition or alteration to its roof”



Not higher than ridge-line of house.

**VOLUME:**

- $\leq 40\text{m}^3$  for terrace house.
- $\leq 50\text{m}^3$  for semi-detached or detached house.

Note: For different conclusions as to whether it's possible to cover the party wall, see the Planning Jungle website.

Must not extend beyond a principal elevation that fronts a highway.

Set back  $\geq 20\text{cm}$  from eaves (does not apply to hip-to-gable, etc) and must not extend beyond outside face of wall.

**OTHER LIMITATIONS:**

- Class B does NOT apply if Class AA used.
- No verandah, balcony, or raised platform.
- (See Class G for chimney, flue, SVP).

**CONDITIONS:**

- Materials “of a similar appearance” to existing house.
- Side windows obscure-glazed and non-opening.

**ARTICLE 2(3) LAND:**

- Class B does NOT apply on article 2(3) land.

## CLASS C - ROOFLIGHTS AND RE-ROOFING:

"Any other alteration to the roof of a dwellinghouse"



Protrusion ≤ 15cm.

Not higher than  
ridge-line of house.

[www.planningjungle.com](http://www.planningjungle.com)

### OTHER LIMITATIONS:

- (See Class G for chimney, flue, SVP).
- (See Part 14 Class A for solar panels).

### CONDITIONS:

- Side windows obscure-glazed and non-opening.
- (No restrictions relating to materials).

### ARTICLE 2(3) LAND:

- (No additional requirements).

## CLASS D - PORCHES:

“The erection or construction of a porch outside any external door of a dwellinghouse”



### OTHER LIMITATIONS:

- (None).

### CONDITIONS:

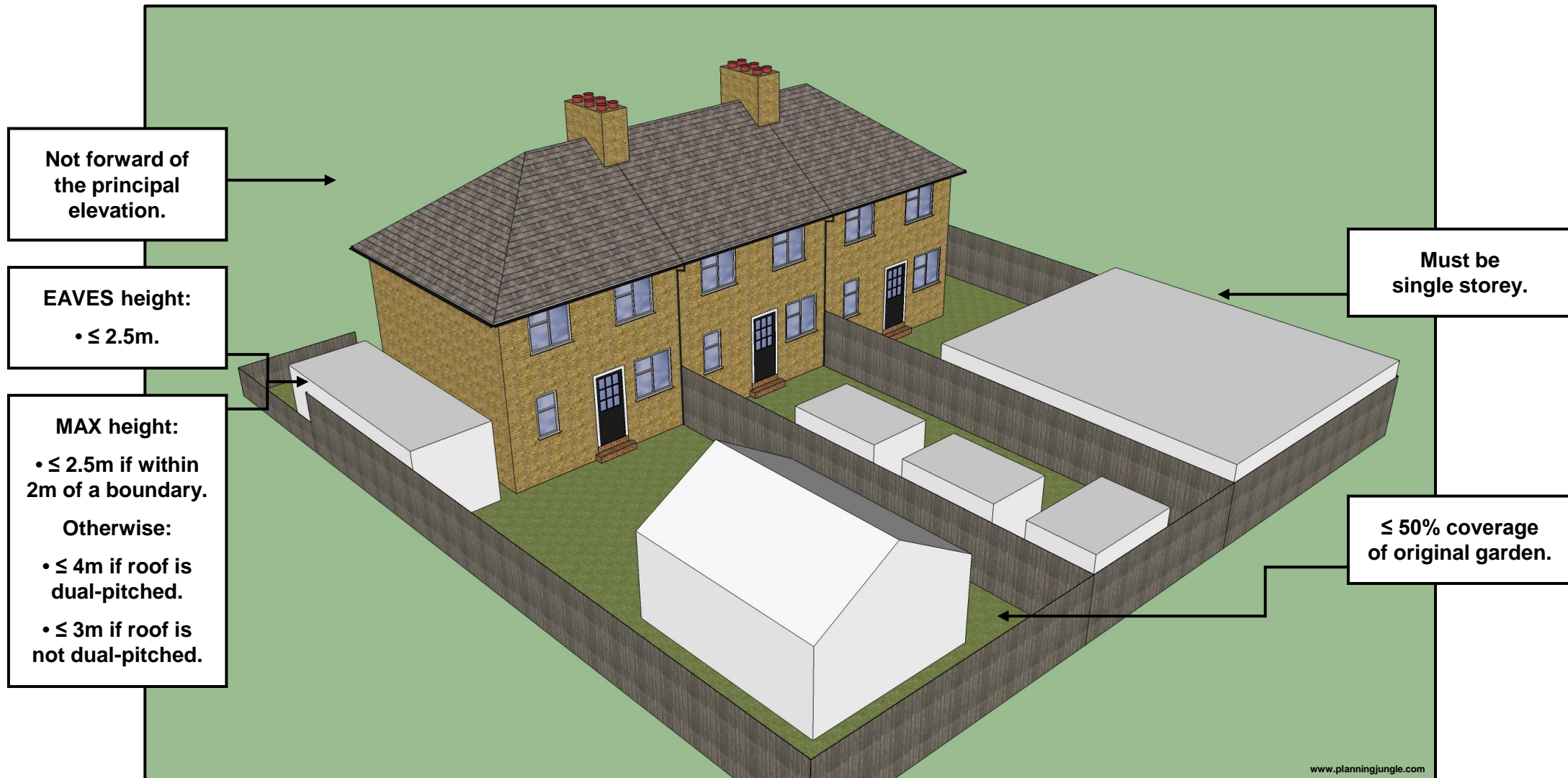
- (No restrictions relating to materials).

### ARTICLE 2(3) LAND:

- (No additional requirements).

## CLASS E - OUTBUILDINGS AND POOLS:

"... any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such ..."



Not forward of the principal elevation.

EAVES height:  
• ≤ 2.5m.

MAX height:  
• ≤ 2.5m if within 2m of a boundary.  
Otherwise:  
• ≤ 4m if roof is dual-pitched.  
• ≤ 3m if roof is not dual-pitched.

Must be single storey.

≤ 50% coverage of original garden.

### OTHER LIMITATIONS AND CONDITIONS:

- No verandah, balcony, or raised platform.
- Not within the curtilage of a listed building.
- (No restrictions relating to materials).

### IMPORTANT NOTE:

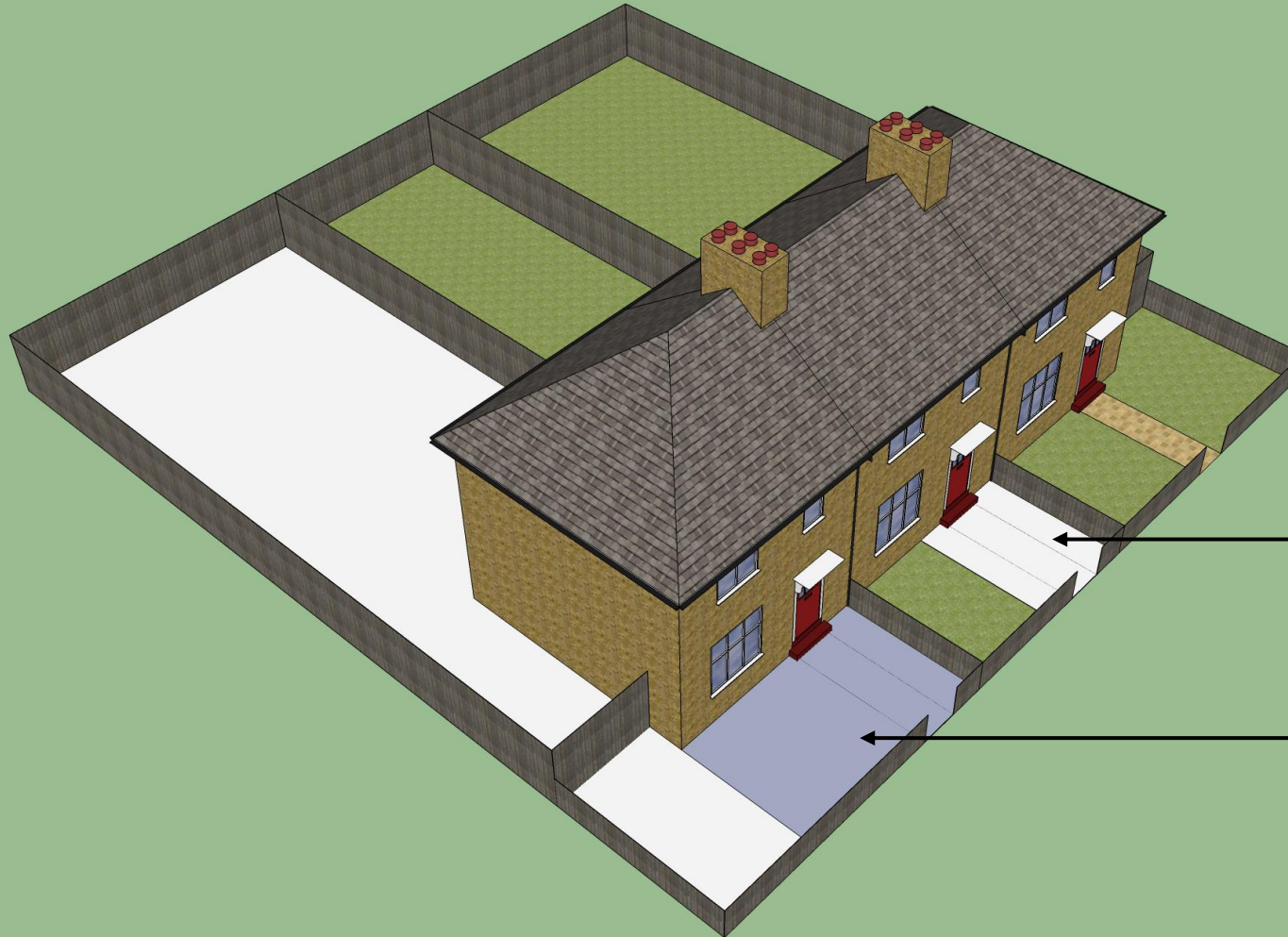
- The use of the outbuilding (or pool) must be **"incidental"** to the main house (e.g. garage, store room, games room, home gym, swimming pool, etc). The outbuilding can NOT normally include a bedroom, a bathroom, or a kitchen.

### ARTICLE 2(3) LAND:

- Not allowed between a side elevation and a boundary. Also, see legislation if AONB, National Park, Broads, or WHS.

## CLASS F - HARD SURFACES:

The provision or replacement of "... a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such ..."



If the hard surface is BOTH  $> 5\text{m}^2$  AND between the principal elevation and a highway, then it must be either:

- Non-porous (shown in white) but run-off to a porous area within the curtilage of the house.
- or
- Porous (shown in blue).

[www.planningjungle.com](http://www.planningjungle.com)

### OTHER LIMITATIONS:

- (There are no restrictions if the hard surface is EITHER  $\leq 5\text{m}^2$  OR not between the principal elevation and a highway).

### CONDITIONS:

- (None).

### ARTICLE 2(3) LAND:

- (No additional requirements).

## CLASS G - CHIMNEYS, FLUES, SVPs:

"The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse"



Not  $\geq$  1m higher than ridge-line of house.

[www.planningjungle.com](http://www.planningjungle.com)

### OTHER LIMITATIONS:

- (None).

### CONDITIONS:

- (None).

### ARTICLE 2(3) LAND:

- Not allowed on a principal or side elevation that fronts a highway.



## CLASS H - SATELLITE DISHES:

“The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse”

If on chimney:

- Length  $\leq$  60cm.
- No higher than chimney.

If not on chimney:

- Length  $\leq$  100cm.
- No higher than chimney or 60cm above ridge-line (whichever lower).

Maximum of 2 satellite dishes:

- One  $\leq$  100cm.
- Other  $\leq$  60cm.

OTHER LIMITATIONS:

- Cubic capacity  $\leq$  35 litres.
- See legislation for full info.

CONDITIONS:

- Must be sited to minimise its effect on the external appearance of the building (so far as practicable).
- Must be removed if no longer needed.

ARTICLE 2(3) LAND:

- Not on elevation that faces highway (assuming visible).
- See legislation for full info.



## Part 3 of the GPDO – Visual Guide

Last updated: **October 2021**

### About this document:

This document provides a **visual guide** to **Part 3 of the GPDO**:

### CHANGES OF USE

*(N.B. Part 4: Temporary buildings and uses is not included in this document)*

### Important Disclaimer:

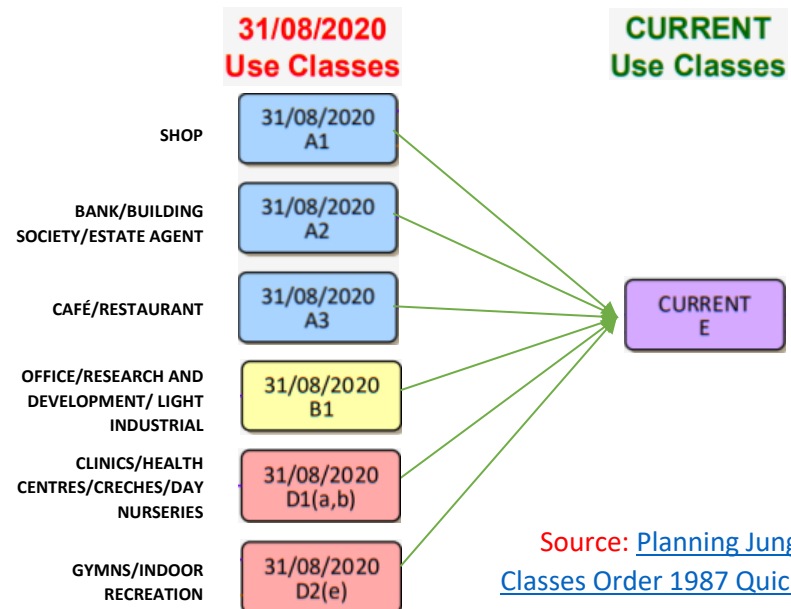
All existing permitted development rights expired on 31 July 2021 in relation to changes of use from the classes that went to form the new class E.

*(n.b. not complete,*

*see Appendix A)*

### How to match up 31/08/2020 Use Classes & CURRENT Use Classes:

Produced by [www.planningjungle.com](http://www.planningjungle.com) | Last checked for updates: **October 2021** Last adapted by NCC: **October 2021**



Source: [Planning Jungle Limited "Use Classes Order 1987 Quick Reference Guide"](#)

### Important note:

When using the above diagram, **always check the wording of the legislation**. There are **differences** between the wording of the **31/08/2020 Use Classes** and the **CURRENT Use Classes**, which means that they do **not** always correspond as shown above. For example, an indoor and outdoor sports centre that was previously within D2(e) **might** now be within a "sui generis" use (rather than within E or F.2).

What to check **BEFORE** advising on householder permitted development rights:

**Is the property a HOUSE?**

(Part 1 of the GPDO applies to C3 houses, *might* apply to C4 "small" HMOs\* and sui generis "large" HMOs\*, but does **not** apply to flats (including maisonettes)).

**Is the property a LISTED building?**

most PD works will still require listed building consent (which is a separate requirement)).

**Is the property on ARTICLE 2(3) land (Conservation Area, AONB, National Park, Broads, WHS)?**

**Have PD rights been removed by an ARTICLE 4 direction?**

(An article 4 direction may remove some or all of the property's PD rights).

**Have PD rights been removed (or affected) by a CONDITION on a previous planning permission?**

(This could be an issue if the property was built, or converted from another use, from 1948 onwards, or even if the property has been extended since 1948).

**Has the property PREVIOUSLY been extended?**

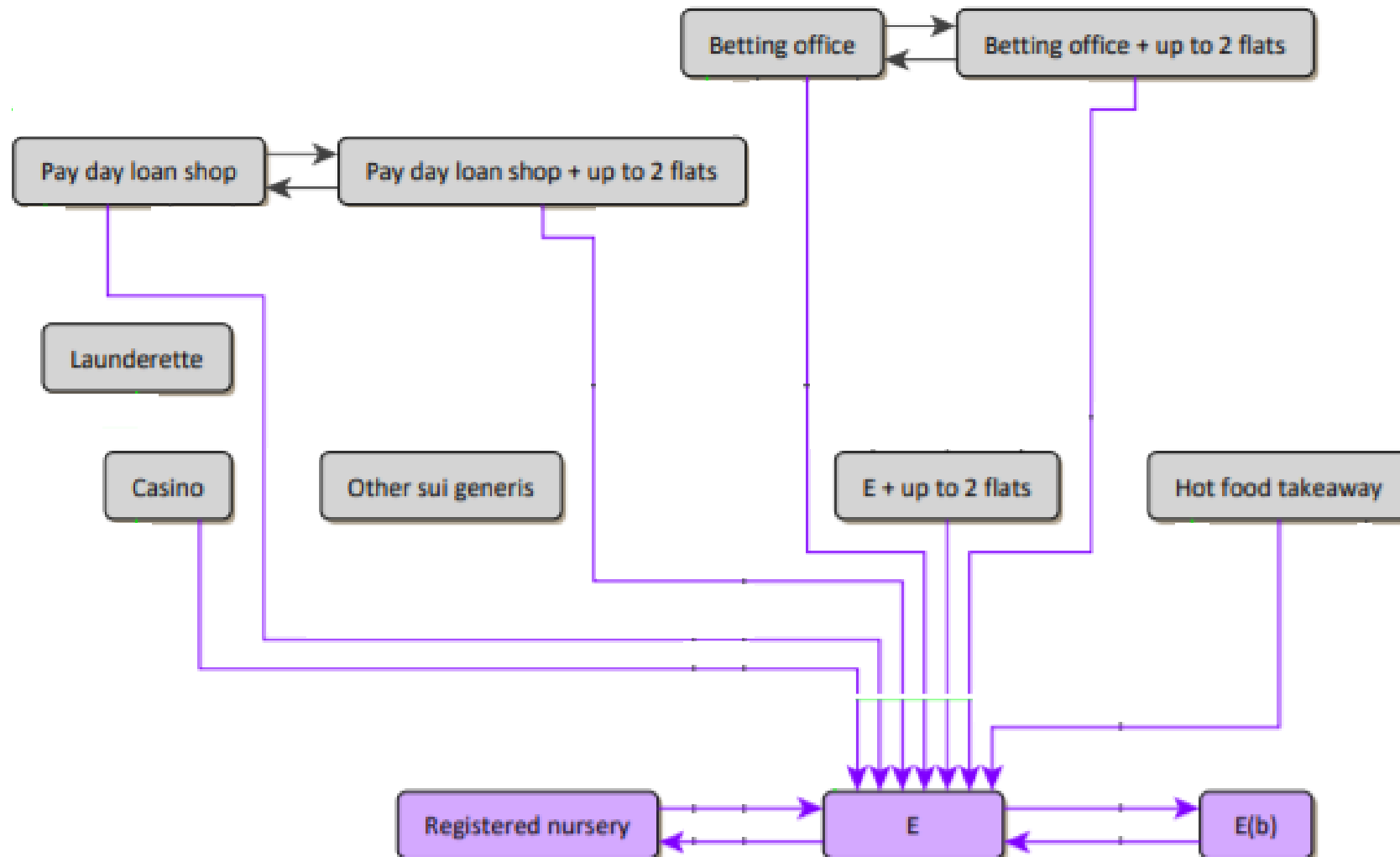
(Some of the PD limitations and conditions are affected by existing extensions, particularly if the new extension would be attached to an existing extension).

**Also remember:**

- For a larger single storey rear extension under Class A, or for any works under Class AA, the development must **not** begin before the developer successfully completes the **prior approval process**, and it's also necessary to check whether the property is on a **Site of Special Scientific Interest (SSSI)**.
- The Part 1 Classes do **not** apply to a dwellinghouse that was converted under Part 3 Classes G, M, MA, N, P, PA, or Q [or O in the case of Part 1 Class AA].
- The Part 1 Classes do **not** apply to a dwellinghouse that was built under Part 20.
- It's **not** possible to combine (as a single operation) PD works with works that are granted PP by the LPA. For example, if the LPA grants PP for an extension with a door, it's **not** possible to build an extension with a window by relying on the PP from the LPA for the extension and PD rights for the window.
- PD rights do **not** apply where the existing building or use is unlawful (see article 3(5) of the GPDO).
- (\*) Note: For different conclusions as to whether Part 1 of the GPDO applies to HMOs, see the "[Part 1 of the GPDO - GENERAL Appeal Decisions](#)" document.

Source: [Planning Jungle Limited "Part 1 of the GPDO - Visual Guide \(FREE VERSION\)"](#)

**CATEGORY 1 – HIGHSTREET CHANGE OF USES**



**CLASS A - CASINO, BETTING OFFICE, PAY DAY LOAN SHOP OR HOT FOOD TAKEAWAY TO COMMERCIAL, BUSINESS AND SERVICE:**

*"change of use from specified Class SG to Class E"*



CONDITIONS

- Provide written notification of the change of use date

**CLASS AA - drinking establishments with expanded food provision:**

*"change of use from public house, wine bar, or drinking establishment (SG) to drinking establishment with expanded food provision (SG)"*



CONDITIONS

- None

**CLASS G - BETTING OFFICE OR PAY DAY LOAN SHOP TO MIXED USE:**

*"change of use from betting office (SG) or pay day loan shop (SG) to betting office (SG) or pay day loan shop (SG) plus, up to 2 flats on upper floors"*



**CONDITIONS**

- Betting office or pay day loan use is situated a floor below that used as a flat
- Ground floor with display window not used as a flat
- Flats used as dwellings i.e.:
  - By single person or household living together, or
  - No more than 6 residents

**CLASS H - MIXED USE TO COMMERCIAL, BUSINESS AND SERVICE OR BETTING OFFICE OR PAY DAY LOAN SHOP:**

**"change of use from betting office (SG) or pay day loan shop (SG) or Class E plus, up to 2 flats on upper floors to betting office (SG) or pay day loan shop (SG) or Class E"**

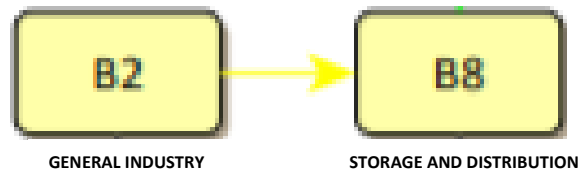


**NOT PERMITTED:**

- Unless each part of the building used as a flat was, immediately prior to being so used, used within the specified uses



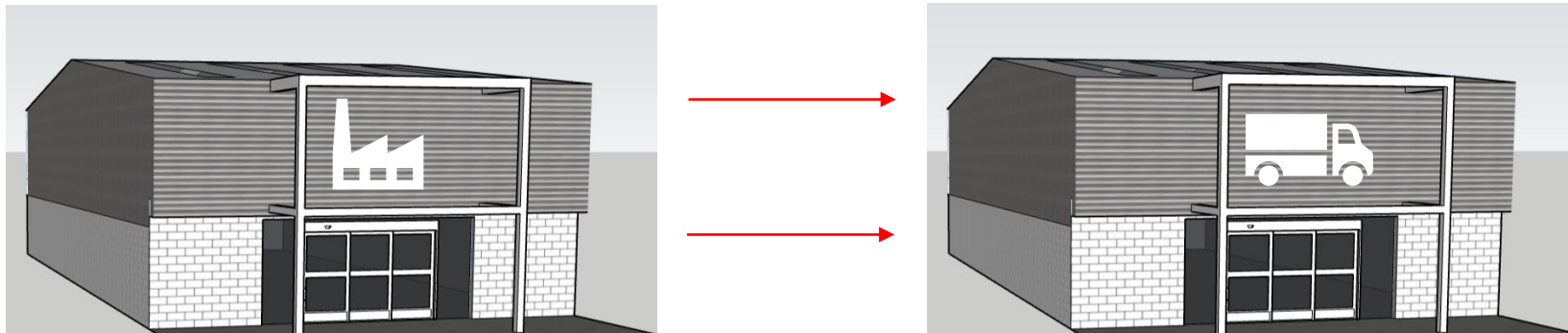
**CATEGORY 2 – INDUSTRIAL CHANGE OF USES**



Source: [Planning Jungle Limited "Use Classes Order 1987 Quick Reference Guide"](#)

**CLASS I - INDUSTRIAL CONVERSIONS:**

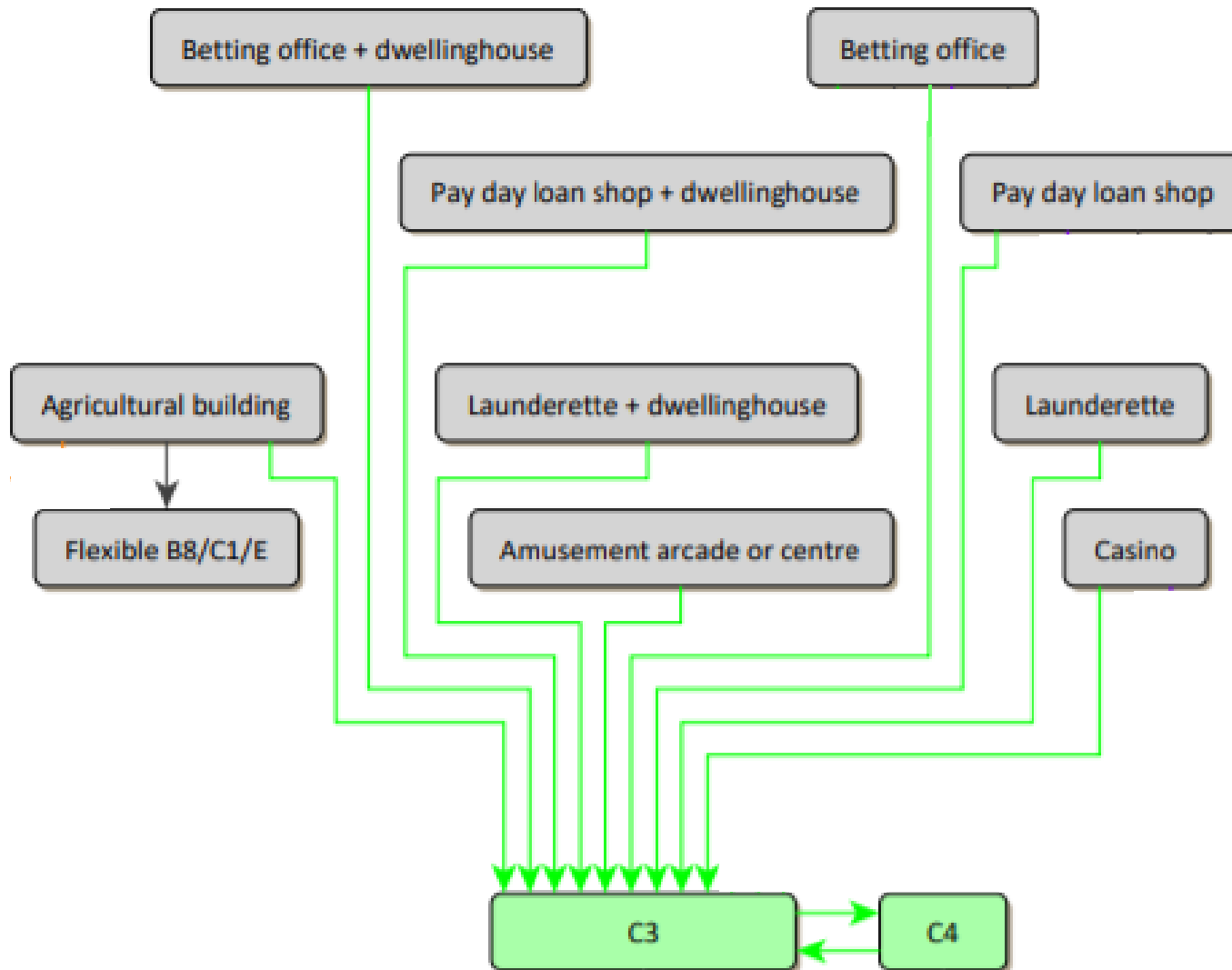
*"change of use from Class B2 (general industrial) to Class B8 (storage or distribution)"*



OLD BUILDING:

- Cumulative floorspace  $\leq 500 \text{ m}^2$

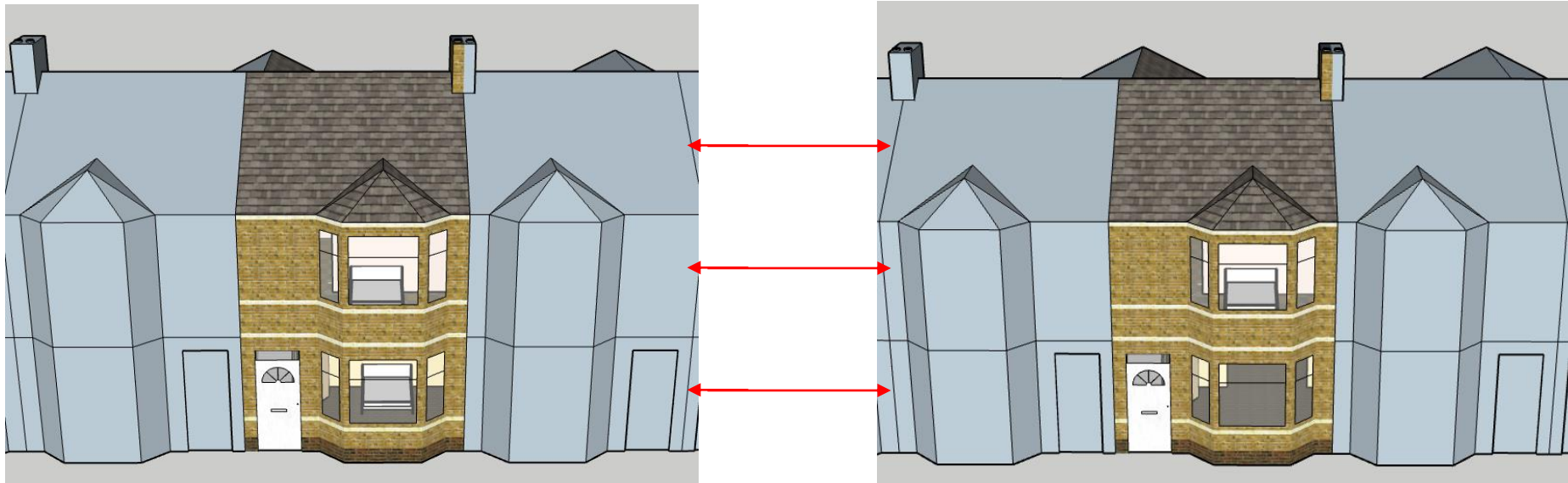
**CATEGORY 3 – RESIDENTIAL CHANGE OF USES**



Source: [Planning Jungle Limited "Use Classes Order 1987 Quick Reference Guide"](#)

**CLASS L – SMALL HMOS TO DWELLINGHOUSES AND VICE VERSA:**

*"change of use from House of Multiple Occupancy (C4) of up to 4 residents to dwellinghouse (C3) resided by a single household and vice versa"*



Class L does NOT apply if the development:

- Would create two or more HMOs (C4)/dwellinghouses (C3)

### CLASS M - SPECIFIED SUI GENERIS USES TO DWELLINGHOUSES:

**"Change of use from *laundrette (SG) betting office (SG) pay day loan shop (SG) hot food takeaway (SG) (and mixed use with C3) to dwellinghouse (C3)*"**

**OLD BUILDING:**

- Cumulative floorspace  $\leq 150 \text{ m}^2$

**ANCILLARY PERMITTED OPERATIONS:**

- Demolition reasonably necessary for conversion

**NEW BUILDING:**

- Cumulative floorspace  $\leq 150 \text{ m}^2$
- Not extend beyond external dimensions of old building



**Class M does NOT apply if the building:**

- was not used for one of the defined uses
  - on 20<sup>th</sup> March 2013, or
  - if the building was in use before but not on that date, when it was last in use

**NOT PERMITTED:**

- On article 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area

## CLASS MA - COMMERCIAL, BUSINESS AND SERVICE USES TO DWELLINGHOUSES:

**"Change of use from commercial, business and service (Class E) to dwellinghouse (Class C3)"**

### OLD BUILDING:

- Cumulative floorspace  $\leq 1,500 \text{ m}^2$
- In use on or after 1<sup>st</sup> Sept 2020 as Class E



### OLD BUILDING CONT:

- In use before 1<sup>st</sup> Sept 2020 as:
  - Class A1
  - Class A2
  - Class A3
  - Class B1
  - Class D1 (a, d, e)



Class MA does NOT apply if, before prior approval application, the building:

- was not vacant for at least 3 months
- was not within use class E for at least 2 years

### NOT PERMITTED:

- On agricultural tenancy without consent, article 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area
- Within AONB, section 41(3) of the Wildlife and Countryside Act 1981 land, the Broads, National Park or World heritage Site

## CLASS N – SPECIFIED SUI GENERIS USES TO DWELLINGHOUSES:

**"Change of use from *amusement arcade (SG)* or *casino (SG)* to *dwellinghouse (C3)*"**

OLD BUILDING:

- Cumulative floorspace  $\leq 150 \text{ m}^2$

NEW BUILDING:

- Cumulative floorspace  $\leq 150 \text{ m}^2$
- Not extend beyond external dimensions of old building



Class N does NOT apply if the building:

- was not used for one of the defined uses
  - on 19<sup>th</sup> March 2014, or
  - if the building was in use before but not on that date, when it was last in use

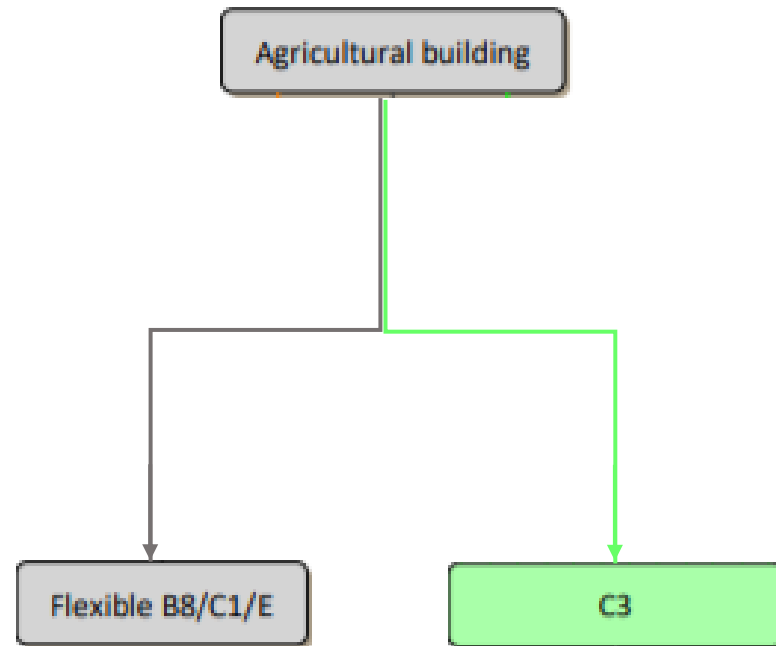
ANCILLARY PERMITTED OPERATIONS:

- Those reasonably necessary for conversion, including:
  - windows, doors, roofs, or exterior walls
  - water, drainage, electricity, gas or other services
  - partial demolition

NOT PERMITTED:

- On SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area
- Within AONB, section 41(3) of the Wildlife and Countryside Act 1981 land, the Broads, National Park or World heritage Site

**CATEGORY 3 – AGRICULTURAL CHANGE OF USES**



Source: [Planning Jungle Limited "Use Classes Order 1987 Quick Reference Guide"](#)

## CLASS Q – AGRICULTURAL BUILDINGS TO DWELLINGHOUSES:

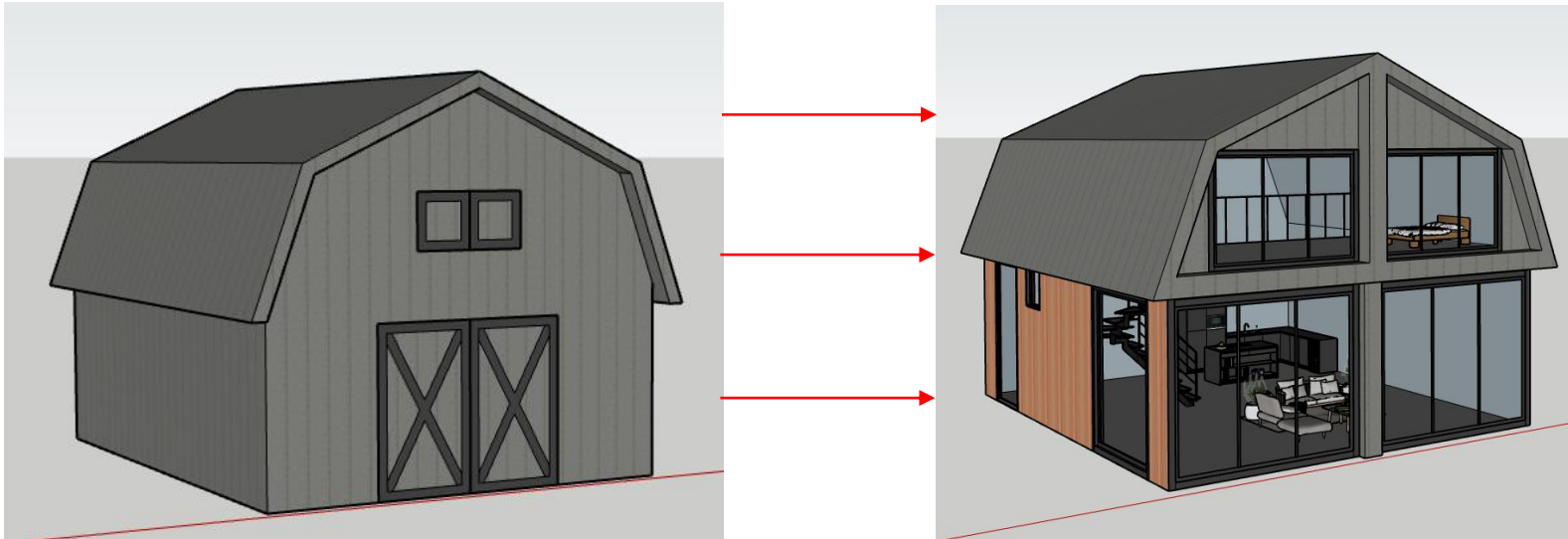
### "Barn conversion for residential use (C3)"

If NEW DWELLINGHOUSES are  $\leq 100 \text{ m}^2$ :

- up to 5 can be built

If NEW DWELLINGHOUSES are  $> 100 \times \leq 465 \text{ m}^2$ :

- up to 3 can be built



Class Q does NOT apply if the building:

- was not used for agricultural use
  - on 20<sup>th</sup> March 2013, or
  - if the building was in use before but not on that date, when it was last in use, or
  - in use for 10 years if after that date

ANCILLARY PERMITTED OPERATIONS:

- Those reasonably necessary for conversion, including:
  - windows, doors, roofs, or exterior walls
  - water, drainage, electricity, gas or other services
  - partial demolition

NOT PERMITTED:

- On agricultural tenancy without consent,
  - was terminated  $< 1$  year before development begins, and
  - termination was for the purpose of Class Q unless it is no longer required
- On article 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area

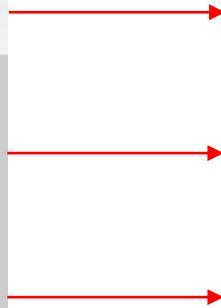
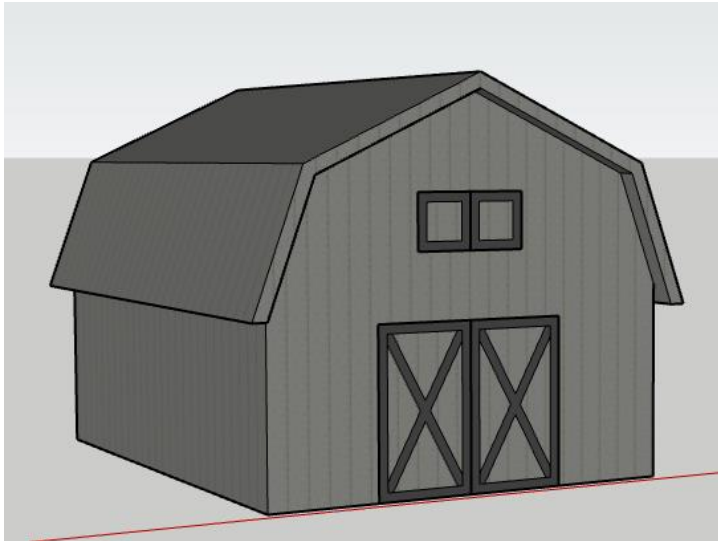


**CLASS R – AGRICULTURAL BUILDINGS TO A FLEXIBLE COMMERCIAL USE:**

**"Barn conversion for flexible commercial use (B8/C1/E) (new use is SG)"**

**OLD BUILDING:**

- Cumulative floorspace  $\leq 500 \text{ m}^2$





















**Class Q does NOT apply if the building:**

- was not used for agricultural use
  - on 3<sup>rd</sup> July 2012, or
  - if the building was in use before but not on that date, when it was last in use, or
  - in use for 10 years if after that date

**NOT PERMITTED:**

- Listed building, scheduled monument, safety hazard area, military explosives storage area

Prior Approval Condition	Part 3 Class									
	A	G	M	MA	N	Q	R			
							Floor/space ≤ 150m <sup>2</sup>	Floor/space > 150m <sup>2</sup>		
 Notification of change of use date	✓						✓			
 Nature of uses							✓			
 Plan indicating which buildings have changed use							✓			
 Transport and highways impact			✓	✓	✓	✓		✓		
 Contamination risk		✓	✓	✓	✓	✓	✓	✓		
 Flood risk		✓	✓	✓	✓	✓		✓		
 Adequate natural light in all habitable rooms		✓	✓	✓	✓	✓				
 Noise impact from commercial premises		✓		✓						
 Noise impact of the development (on what?)								✓		
 Completed within 3 years			✓	✓	✓	✓		✓		
 Design and external appearance			✓		✓	✓				
 Adequate provision of launderette services (if originally a launderette)			✓							
 Storage and management of domestic waste		✓								
 Impact on character or sustainability of the conservation area (if in conservation area and involves whole or part of ground floor)				✓						
 Impact on from industry, waste management and storage and distribution				✓						
 Impact on the local provision of nursery or health centre (if nursery or health centre)				✓						
 Fire safety impact (if development meets fire risk condition)				✓						
 Suitability of location for residential						✓				



## Part 14 of the GPDO – Visual Guide

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Last updated: **October 2021**

**About this document:**

This document provides a **visual guide** to **Part 14 of the GPDO: RENEWABLE ENERGY**

What to check **BEFORE** advising on permitted development rights:

**Is the property a LISTED building?**

most PD works will still require listed building consent (which is a separate requirement)).

**Is the property on ARTICLE 2(3) land (Conservation Area, AONB, National Park, Broads, WHS)?**

**Have PD rights been removed by an ARTICLE 4 direction?**

(An article 4 direction may remove some or all of the property's PD rights).

**Have PD rights been removed (or affected) by a CONDITION on a previous planning permission?**

(This could be an issue if the property was built, or converted from another use, from 1948 onwards, or even if the property has been extended since 1948).

**Has the property PREVIOUSLY been extended?**

(Some of the PD limitations and conditions are affected by existing extensions, particularly if the new extension would be attached to an existing extension).

**Also remember:**

- For a larger single storey rear extension under Class A, or for any works under Class AA, the development must **not** begin before the developer successfully completes the **prior approval process**, and it's also necessary to check whether the property is on a **Site of Special Scientific Interest (SSSI)**.
- The Part 1 Classes do **not** apply to a dwellinghouse that was converted under Part 3 Classes G, M, MA, N, P, PA, or Q [or O in the case of Part 1 Class AA].
- The Part 1 Classes do **not** apply to a dwellinghouse that was built under Part 20.
- It's **not** possible to combine (as a single operation) PD works with works that are granted PP by the LPA. For example, if the LPA grants PP for an extension with a door, it's **not** possible to build an extension with a window by relying on the PP from the LPA for the extension and PD rights for the window.
- PD rights do **not** apply where the existing building or use is unlawful (see article 3(5) of the GPDO).
- (\*) Note: For different conclusions as to whether Part 1 of the GPDO applies to HMOs, see the "[Part 1 of the GPDO - GENERAL Appeal Decisions](#)" document.

Source: [Planning Jungle Limited "Part 1 of the GPDO - Visual Guide \(FREE VERSION\)"](#)

**CLASS A - INSTALLATION OR ALTERATION ETC OF SOLAR EQUIPMENT ON DOMESTIC PREMISES:**

*"On (a) a dwellinghouse or a block of flats; or (b) a building situated within the curtilage of a dwellinghouse or a block of flats"*



Protrusion  $\leq 0.2\text{m}$   
Not higher than  
ridge-line of house

**OTHER LIMITATIONS**

- Not on listed building or building in curtilage of a listed building

**CONDITIONS**

- Sited to minimise effect on external appearance of building and amenity of area
  - Removed asap when no longer needed

**ARTICLE 2(3) LAND:**

- Not on wall that fronts highway in conservation area or World Heritage Site
- Not on designated scheduled monument

**CLASS B - INSTALLATION OR ALTERATION ETC OF STAND-ALONE SOLAR EQUIPMENT ON DOMESTIC PREMISES:**

*"Within the curtilage of a dwellinghouse or block of flats"*



**OTHER LIMITATIONS**

- Maximum 1 stand-alone solar
- Not in curtilage of a listed building

**CONDITIONS**

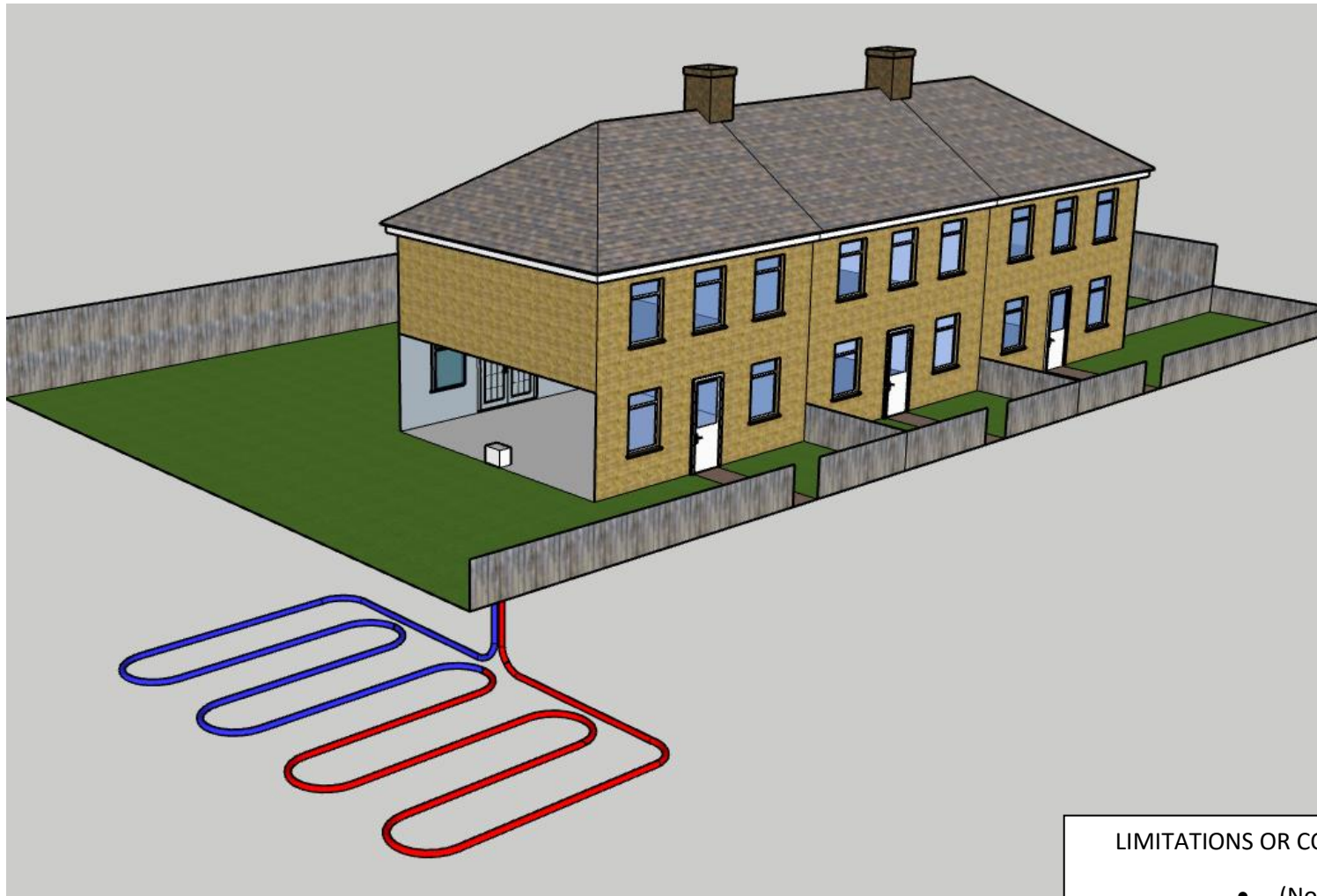
- Sited to minimise effect on external appearance of building and amenity of area
  - Removed asap when no longer needed

**ARTICLE 2(3) LAND:**

- Not on wall that fronts highway in conservation area or World Heritage Site
- Not on designated scheduled monument

**CLASS C - INSTALLATION OR ALTERATION ETC OF GROUND SOURCE HEAT PUMPS ON DOMESTIC PREMISES:**

***"Within the curtilage of a dwellinghouse or block of flats"***

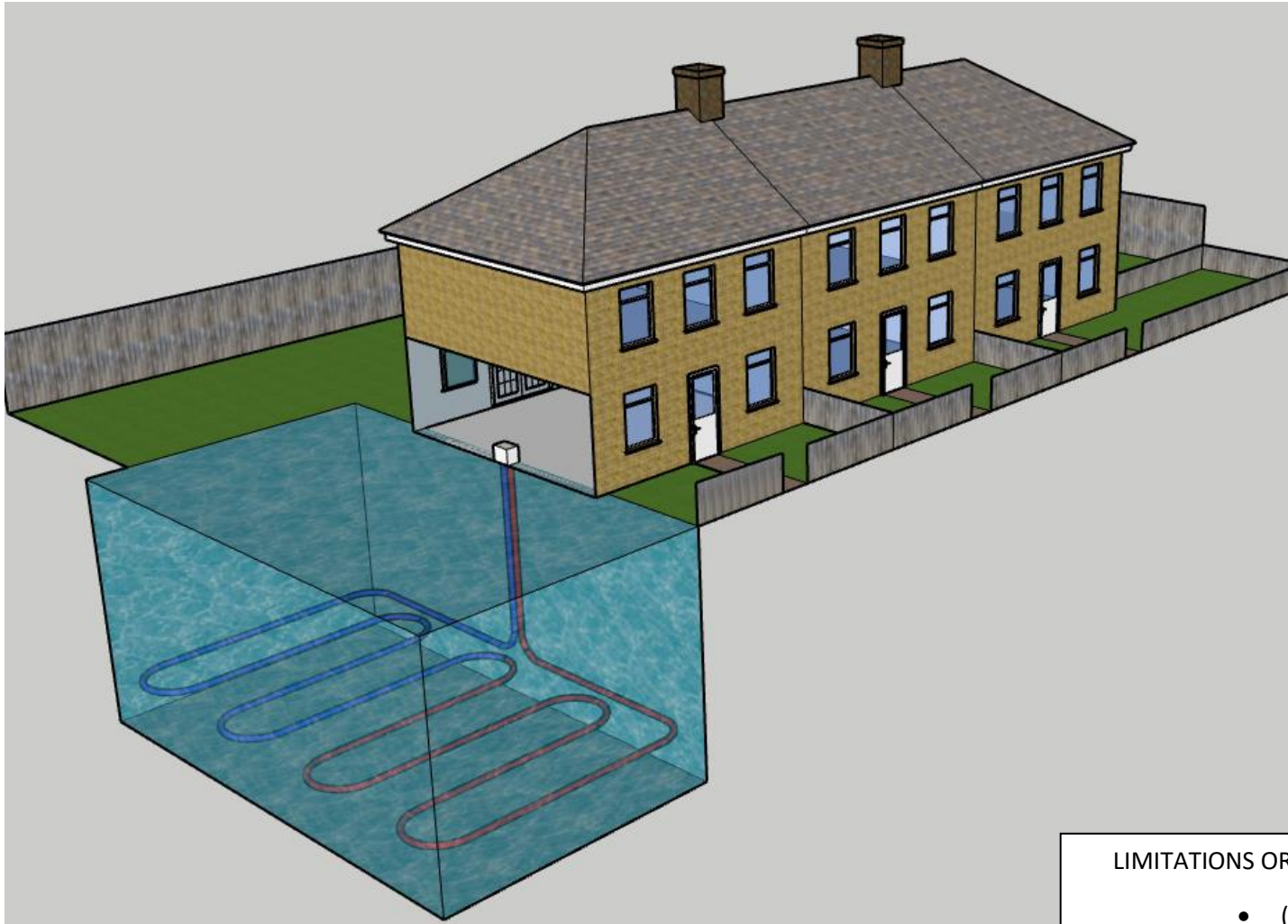


LIMITATIONS OR CONDITIONS

- (None)

**CLASS D - INSTALLATION OR ALTERATION ETC OF WATER SOURCE HEAT PUMPS ON DOMESTIC PREMISES:**

***"Within the curtilage of a dwellinghouse or block of flats"***



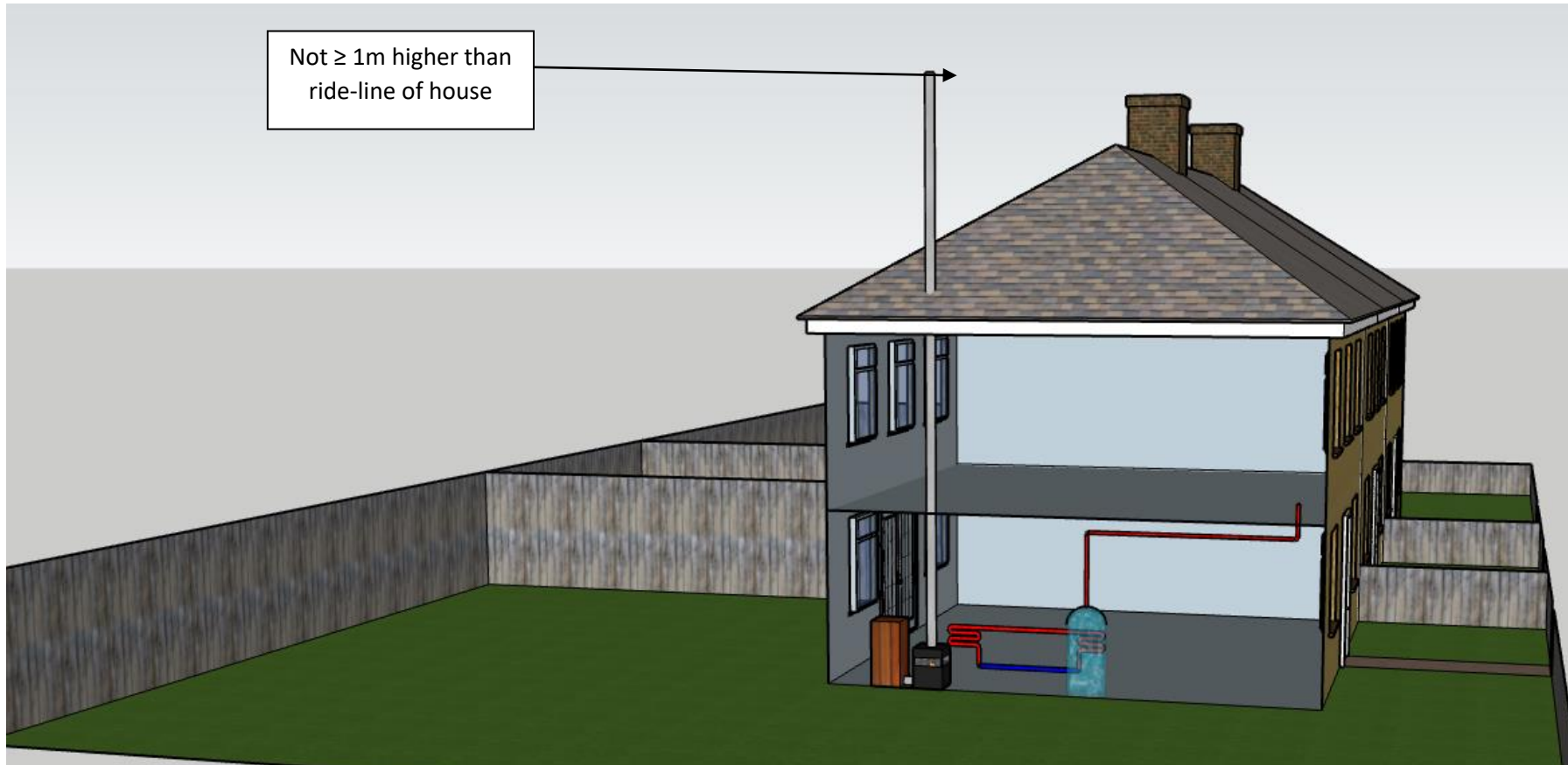
LIMITATIONS OR CONDITIONS

- (None)



**CLASS E - INSTALLATION OR ALTERATION ETC OF FLUE FOR BIOMASS HEATING SYSTEM ON DOMESTIC PREMISES:**

*"On a dwellinghouse or block of flats"*



**OTHER LIMITATIONS**

- (None)

**CONDITIONS**

- (None)

**ARTICLE 2(3) LAND:**

- Not on wall roof slope that fronts highway in conservation area or World Heritage Site

**CLASS F - INSTALLATION OR ALTERATION ETC OF FLUE FOR COMBINED HEAT AND POWER ON DOMESTIC PREMISES:**

*"On a dwellinghouse or block of flats"*



**OTHER LIMITATIONS**

- (None)

**CONDITIONS**

- (None)

**ARTICLE 2(3) LAND:**

- Not on wall roof slope that fronts highway in conservation area or World Heritage Site

**CLASS G - INSTALLATION OR ALTERATION ETC OF AIR SOURCE HEAT PUMPS ON DOMESTIC PREMISES:**

**"On or, on a building, within the curtilage of a dwellinghouse or block of flats"**



- $\leq 0.6\text{m}^3$  volume
- a)  $\geq 1\text{m}$  from curtilage boundary
- b)  $\geq 1\text{m}$  from flat roof edge

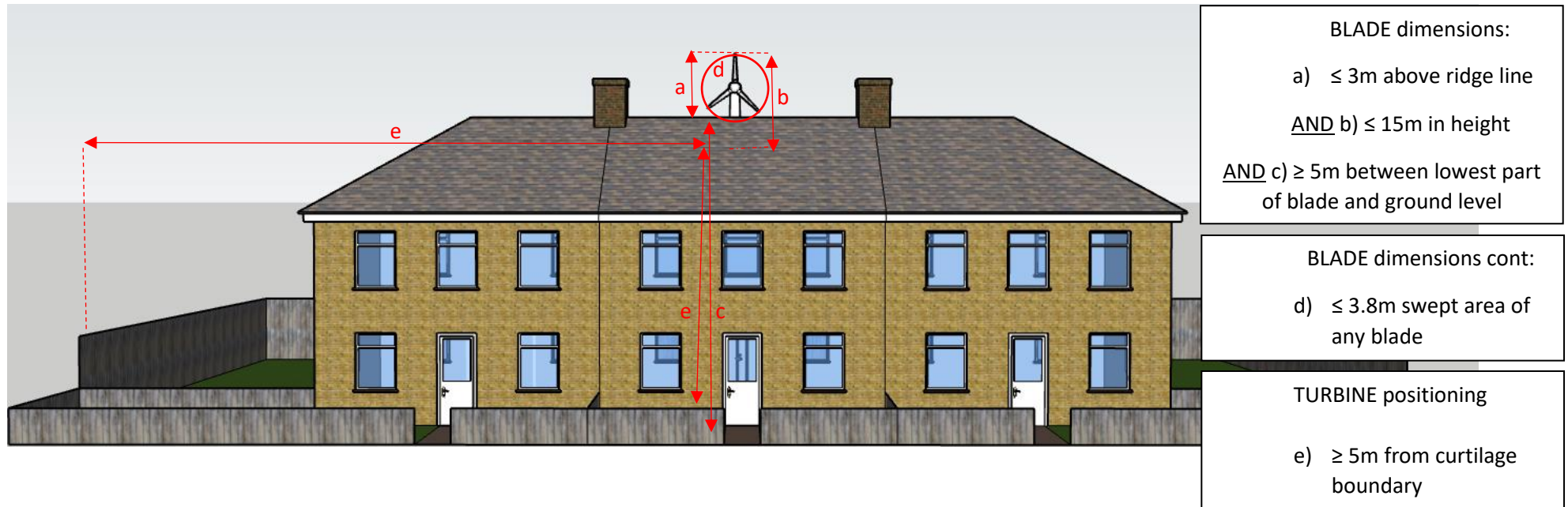
- OTHER LIMITATIONS**
- Meets MCS Planning Standards or equivalent
    - Only 1 air source heat pump
  - Not where there is a wind turbine within the curtilage
  - Not on or beyond wall or roof slope that fronts highway in conservation area
  - Not above ground floor storey in conservation area

- LIMITATIONS CONT.**
- Not on pitched roof
- CONDITIONS**
- Used solely for heating purposes
  - Sited to minimise effect on external appearance of building and amenity of area
    - Removed asap when no longer needed

- ARTICLE 2(3) LAND:**
- Not on or beyond wall roof slope that fronts highway in World Heritage Site
  - Not above ground floor storey in World Heritage Site
  - Not on scheduled monument

**CLASS H - INSTALLATION OR ALTERATION ETC OF WIND TURBINE ON DOMESTIC PREMISES:**

***"On or, on a building, within the curtilage of a dwellinghouse or block of flats"***



**BLADE dimensions:**

a)  $\leq 3\text{m}$  above ridge line  
**AND** b)  $\leq 15\text{m}$  in height  
**AND** c)  $\geq 5\text{m}$  between lowest part of blade and ground level

**BLADE dimensions cont:**

d)  $\leq 3.8\text{m}$  swept area of any blade

**TURBINE positioning**

e)  $\geq 5\text{m}$  from curtilage boundary

- OTHER LIMITATIONS**
- Meets MCS Planning Standards or equivalent
    - Only 1 wind turbine
  - Not where there is an air source heat pump on the same building or within the curtilage
  - Not on or beyond wall or roof slope of listed building or building with its curtilage, that fronts highway in conservation area
    - Not on safeguarded land

- CONDITIONS**
- Blades made from non-reflective materials
  - Sited to minimise effect on external appearance of building and amenity of area
    - Removed asap when no longer needed

- ARTICLE 2(3) LAND:**
- Not on or beyond wall roof slope that fronts highway in World Heritage Site
  - Not above ground floor storey in World Heritage Site
  - Not on scheduled monument
  - Not within any other article 2(3) land

**"Within the curtilage of a dwellinghouse or block of flats"**



TURBINE dimensions:  
 a)  $\leq 3\text{m}$  above ridge line  
 OR b)  $\leq 11.1\text{m}$  in height,  
 OR c)  $\geq 5\text{m}$  between lowest part of blade and ground level

TURBINE position:  
 d)  $\geq \text{height} + 10\%$  (m) from curtilage

BLADE height:  
 e)  $\leq 3.8\text{m}$  swept area

**OTHER LIMITATIONS**

- Meets MCS Planning Standards or equivalent
  - Only 1 wind turbine
- Not where there is an air source heat pump on the same building or within the curtilage
- Not on or beyond wall or roof slope that fronts highway in conservation area
- Not above ground floor storey in conservation area

**LIMITATIONS CONT.**

- Not on safeguarded land

**CONDITIONS**

- Blades made from non-reflective materials
- Sited to minimise effect on external appearance of building and amenity of area
  - Removed asap when no longer needed

**ARTICLE 2(3) LAND:**

- Not on or beyond wall roof slope that fronts highway in World Heritage Site
- Not above ground floor storey in World Heritage Site
- Not on scheduled monument
- Not within any other article 2(3) land



# Northumberland County Council

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## Part 20 of the GPDO – Visual Guide

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Last updated: **October 2021**

### **About this document:**

This document provides a **visual guide** to **Part 20 of the GPDO: CONSTRUCTION OF NEW DWELLINGHOUSES**

What to check **BEFORE** advising on permitted development rights:

**Is the property a LISTED building?**

most PD works will still require listed building consent (which is a separate requirement).

**Is the property on ARTICLE 2(3) land (Conservation Area, AONB, National Park, Broads, WHS)?**

**Have PD rights been removed by an ARTICLE 4 direction?**

(An article 4 direction may remove some or all of the property's PD rights).

**Have PD rights been removed (or affected) by a CONDITION on a previous planning permission?**

(This could be an issue if the property was built, or converted from another use, from 1948 onwards, or even if the property has been extended since 1948).

**Has the property PREVIOUSLY been extended?**

(Some of the PD limitations and conditions are affected by existing extensions, particularly if the new extension would be attached to an existing extension).

**Also remember:**

- It's **not** possible to combine (as a single operation) PD works with works that are granted PP by the LPA.

**Class ZA - DEMOLITION OF BUILDINGS AND CONSTRUCTION OF NEW DWELLINGHOUSES IN THEIR PLACE:**

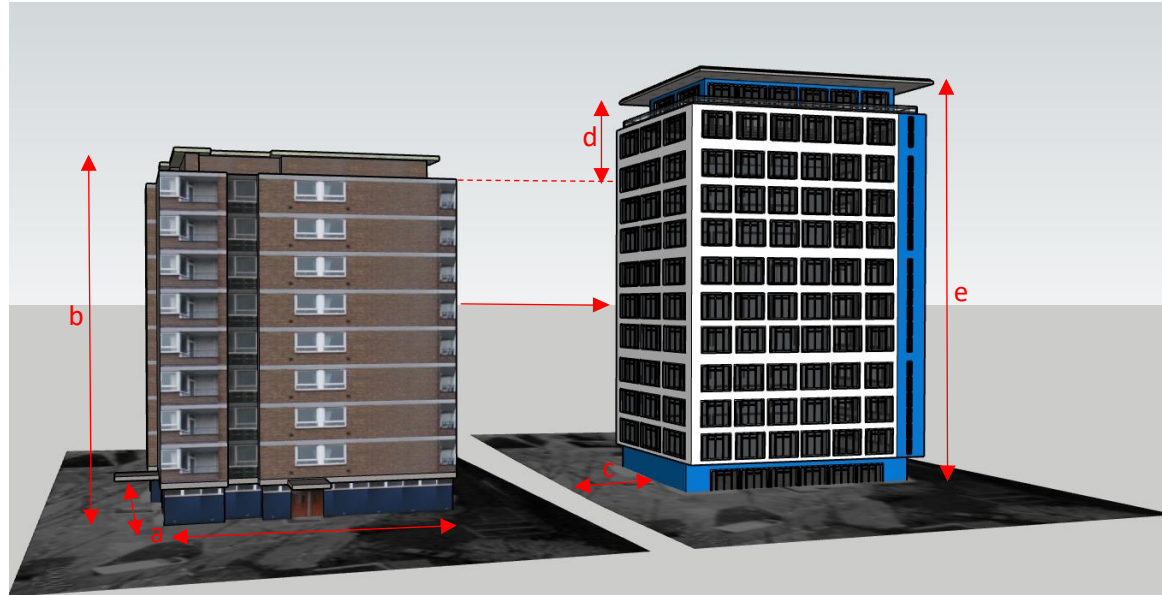
*"The demolition of a detached block of flats and replacement with up to 2 additional storeys"*

**OLD BUILDING:**

- a) Footprint  $\leq 1,000 \text{ m}^2$
- b)  $\leq 18\text{m}$  tall
- $\geq 6$  months vacant
- Has not been rendered uninhabitable by the (in)action of persons with land interest
- Not 'relevant demolition' under s196D TCPA 1990

**NOT PERMITTED:**

- On agricultural tenancy without consent, article 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area, within 3km of aerodrome



**NEW BUILDING:**

- Single purpose-built detached block of flats or dwellinghouse
- $\leq$  footprint of old building
- External wall not closer to highway than old building
- $\leq 7\text{m}$  above old building
- AND e)  $\leq 18\text{m}$  total height

If NEW BUILDING has more storeys than OLD BUILDING:

- Additional storeys  $\leq$  internal storey height of old building AND 3m

**ANCILLARY PERMITTED OPERATIONS:**

- Reasonably necessary for demolition and construction, incl basement
- Removal of plant, services, access and egress, storage and waste from old building
- Installation of plant, services, access and egress including fire escape for new building
- Storage, waste or other ancillary facilities to support new building
- Scaffolding and temporary structures installed and removed  $\leq 1$  month before or after construction

**Class ZA does NOT apply if the building:**

- was built after 31/12/1989
- did not exist on 12/03/2020



## CLASS A - NEW DWELLINGHOUSES ON DETACHED BLOCKS OF FLATS:

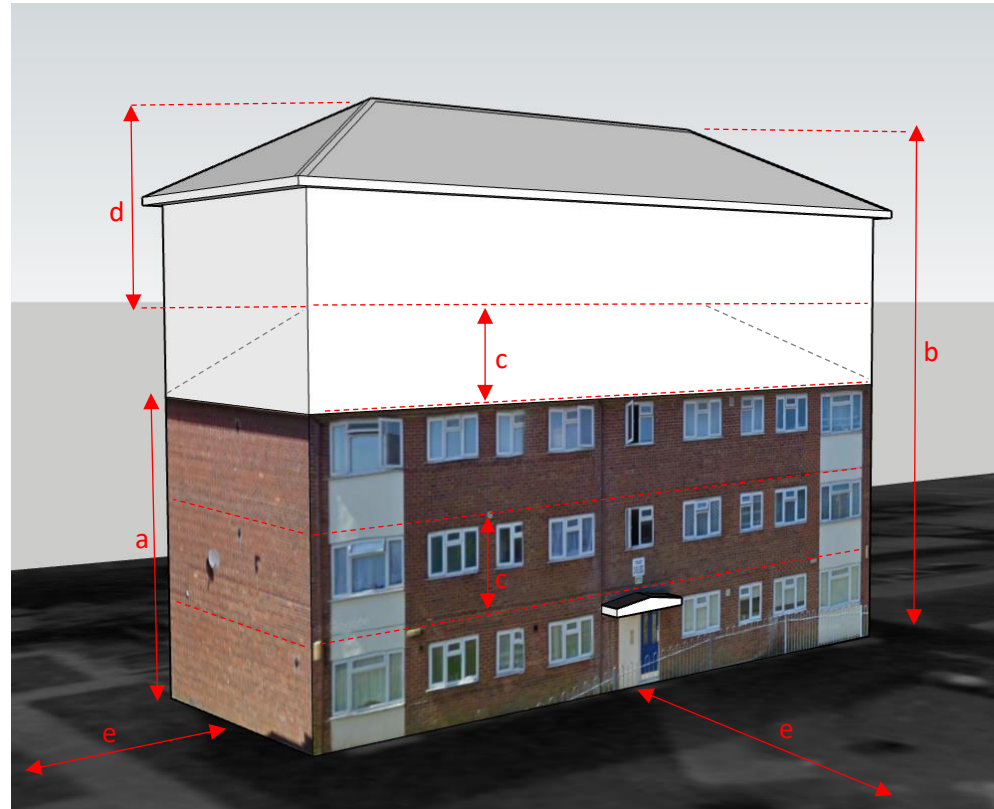
*"The enlargement of a detached block of flats consisting of the construction of up to 2 additional storeys of flats"*

### ANCILLARY PERMITTED OPERATIONS:

- Reasonable engineering operations
- Replacement or installation of plant
- Construction of access and egress, including fire escape
- Construction of required storage, waste or other ancillary facilities

### ORIGINAL BUILDING:

- MUST NOT have benefitted from Part 3 Classes M, MA, N, O, PA or Q
- a)  $\leq 3$  storeys in height



### REDEVELOPED BUILDING:

- b)  $\leq 30$ m total height
- NOT include visible support structures
- NOT require strengthening existing walls, foundations
- NOR install new/replace services

### NEW STOREYS:

- Constructed on principal part of building
- c)  $\leq$  internal storey height of existing building or 3m
- Must be flats
- d)  $\leq 7$ m above existing building
- e) NOT extend beyond curtilage of existing building  
NOR in front of principle elevation  
NOR closer to highway and forming a side elevation

Class A does NOT apply if the detached block of flats was built either:

- Before 01/07/1948
- After 05/03/2018

- NOT on rt 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area, within 3km of aerodrome

## CLASS AA - NEW DWELLINGHOUSES ON DETACHED BUILDINGS IN COMMERCIAL OR MIXED USE:

**"Up to 2 additional storeys of flats on detached building used as [betting office, payday loan shop or launderette / 2 or more of those uses / 2 or more of those uses plus dwellinghouses]"**

### ANCILLARY PERMITTED OPERATIONS:

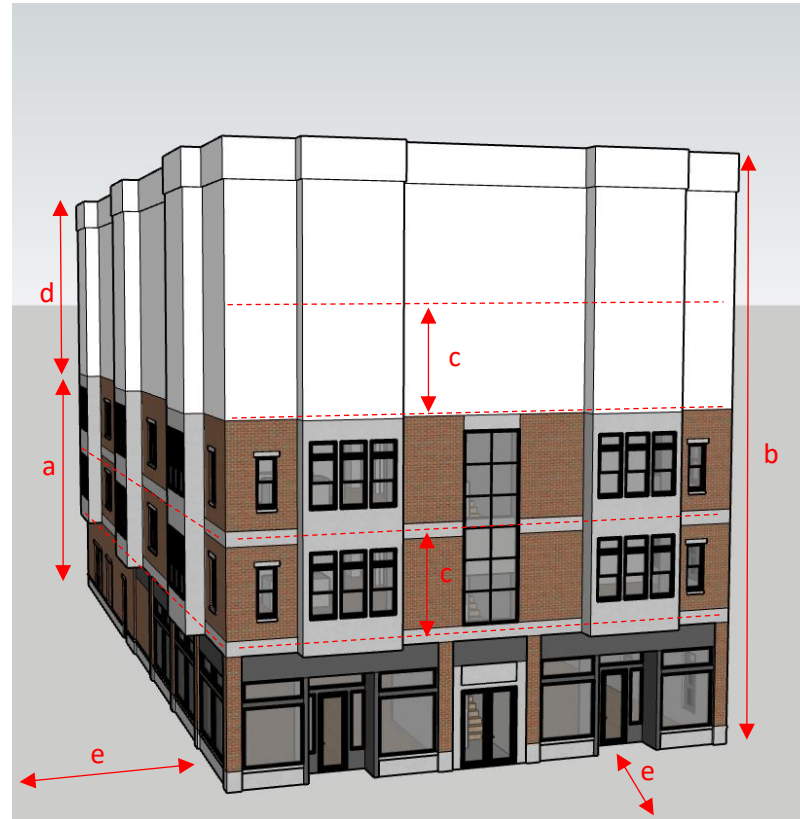
- Reasonable engineering operations
- Replacement or installation of plant on plant
- Construction of access and egress, including fire escape
- Construction of required storage, waste or other ancillary facilities

### ORIGINAL BUILDING:

- a)  $\leq 3$  storeys in height

### REDEVELOPED BUILDING:

- b)  $\leq 30\text{m}$  total height
- NOT include visible support structures
- NOT require strengthening existing walls, foundations
- NOR install new/replace services



### NEW STOREYS:

- Constructed on principal part of building
- c)  $\leq$  internal storey height of existing building or 3m
- Must be flats
- d)  $\leq 7\text{m}$  above existing building
- e) NOT extend beyond curtilage of existing building  
NOR in front of principle elevation  
NOR closer to highway and forming a side elevation

- NOT on Art 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area, within 3km of aerodrome

### Class AA does NOT apply if the building was:

- built before 01/07/1948 OR after 05/03/2018
- in use other than that stated above on 05/03/2018

**CLASS AB - NEW DWELLINGHOUSES ON TERRACE BUILDINGS IN COMMERCIAL OR MIXED USE:**

**"Up to 2 additional storeys of flats on terraced building used as [betting office, payday loan shop or launderette / 2 or more of those uses / 2 or more of those uses plus dwellings]"**

HEIGHT if existing building = 1 storey:

- 1 additional storey
- a) ≤ 3.5m above existing building
- a) ≤ 3.5m above highest other attached building

HEIGHT if existing building = ≥ 2 storey:

- ≤ 2 additional storeys
- a) ≤ 7m above existing building
- a) ≤ 3.5m above highest other attached building

ANCILLARY PERMITTED OPERATIONS:

- Reasonable engineering operations
- Replacement or installation of plant on plant
- Construction of access and egress, including fire escape
- Construction of required storage, waste or other ancillary facilities



Class AB does NOT apply if the building:

- was built before 01/07/1948 OR after 05/03/2018
- was in use other than that stated above on 05/03/2018
- has previously been enlarged by 1+ storeys

- NOT on Art 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area, within 3km of aerodrome

REDEVELOPED BUILDING:

- b) ≤ 18m total height
- NOT include visible support structures
- NOT require strengthening existing walls, foundations
- NOR install new/replace services

NEW STOREYS:

- Constructed on principal part of building
- c) ≤ internal storey height of existing building or 3m
- Must be flats
- d) NOT extend beyond curtilage of existing building  
NOR in front of principle elevation  
NOR closer to highway and forming a side elevation

## CLASS AC - NEW DWELLINGHOUSES ON TERRACE BUILDINGS IN USE AS DWELLINGHOUSES:

*"The enlargement of a terraced dwellinghouse consisting of the construction of [up to 2 additional storeys / 1 additional storey] ..."*

### HEIGHT if existing building = 1 storey:

- 1 additional storey
- a)  $\leq 3.5\text{m}$  above existing dwellinghouse
- a)  $\leq 3.5\text{m}$  above highest other attached dwellinghouse

### HEIGHT if existing building = $\geq 2$ storey:

- $\leq 2$  additional storeys
- a)  $\leq 7\text{m}$  above existing dwellinghouse
- a)  $\leq 3.5\text{m}$  above highest other attached dwellinghouse

### ANCILLARY PERMITTED OPERATIONS:

- Reasonable engineering operations
- Replacement or installation of plant on plant
- Construction of access and egress, including fire escape
- Construction of required storage, waste or other ancillary facilities



### REDEVELOPED BUILDING:

- b)  $\leq 18\text{m}$  total height
- NOT include visible support structures
- NOT require strengthening existing walls, foundations
- NOR install new/replace services

### NEW STOREYS:

- Constructed on principal part of building
- c)  $\leq$  internal storey height of existing building or  $3\text{m}$
- Must be flats
- d) NOT extend beyond curtilage of existing building  
NOR in front of principle elevation  
NOR closer to highway and forming a side elevation

### Class AC does NOT apply if the building:

- was built before 01/07/1948 OR after 05/03/2018
- was in use other than that stated above on 05/03/2018
- has previously been enlarged by 1+ storeys

- NOT on Art 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area, within 3km of aerodrome

**CLASS AD - NEW DWELLINGHOUSES ON TERRACE BUILDINGS IN USE AS DWELLINGHOUSES:**

*"The enlargement of a detached dwellinghouse consisting of the construction of [up to 2 additional storeys / 1 additional storey] ..."*

**HEIGHT if existing building = 1 storey:**

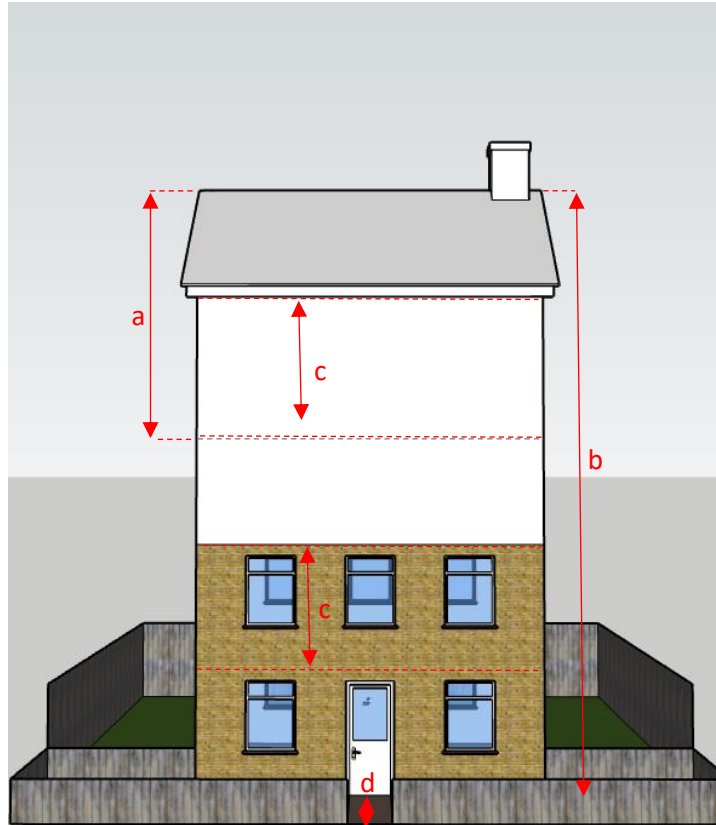
- 1 additional storey
- a) ≤ 3.5m above existing dwellinghouse

**HEIGHT if existing building = ≥ 2 storey:**

- ≤ 2 additional storeys
- a) ≤ 7m above existing dwellinghouse

**ANCILLARY PERMITTED OPERATIONS:**

- Reasonable engineering operations
- Replacement or installation of plant on plant
- Construction of access and egress, including fire escape
- Construction of required storage, waste or other ancillary facilities



**REDEVELOPED BUILDING:**

- b) ≤ 18m total height
- NOT include visible support structures
- NOT require strengthening existing walls, foundations
- NOR install new/replace services






















**NEW STOREYS:**

- Constructed on principal part of building
- c) ≤ internal storey height of existing building or 3m
- Must be flats
- d) NOT extend beyond curtilage of existing building  
NOR in front of principle elevation  
NOR closer to highway and forming a side elevation

**Class AC does NOT apply if the building:**

- was built before 01/07/1948 OR after 05/03/2018
- was in use other than that stated above on 05/03/2018
- has previously been enlarged by 1+ storeys

- NOT on Art 2(3) land, SSSI, listed building, scheduled monument, safety hazard area, military explosives storage area, within 3km of aerodrome

	Part 20 Class					
	ZA	A	AA	AB	AC	AD
<b>Prior Approval Condition</b>						
 Transport and highways impact	✓	✓	✓	✓	✓	✓
 Contamination risk	✓	✓	✓	✓	✓	✓
 Flood risk	✓	✓	✓	✓	✓	✓
 Adequate natural light in all habitable rooms	✓	✓	✓	✓	✓	✓
 Amenity impact of new and neighbouring building	✓	✓	✓	✓	✓	✓
 Noise impact from commercial premises	✓	✓	✓	✓	✓	✓
 Impact of increased residents on existing businesses	✓	✓	✓	✓	✓	✓
 Air traffic and defence asset impact	✓	✓	✓	✓	✓	✓
 Protected Vistas (SOS 15/03/2012) impact	✓	✓	✓	✓	✓	✓
 Completed within 3 years	✓	✓	✓	✓	✓	✓
 Construction Management Plan	✓	✓	✓	✓	✓	✓
 Fire safety of external wall treatment where existing building is $\geq$ 18m		✓	✓			
 Design and external appearance	✓					
 External appearance		✓	✓			
 External appearance incl design of principal and side elevation that fronts highway				✓	✓	✓
 Old building demolition method	✓					
 Landscaping	✓					
 Heritage and archaeology impact	✓					
 No window on wall or roof side elevation				✓	✓	✓
 Use similar exterior materials as existing dwelling					✓	✓
 Same roof pitch as existing dwelling					✓	✓

Appendix A – Change of Use Flowchart

Source: [Planning Jungle Limited “Use Classes Order 1987 Quick Reference Guide”](#)

**CURRENT Use Classes & CURRENT PD rights - Flowchart:**

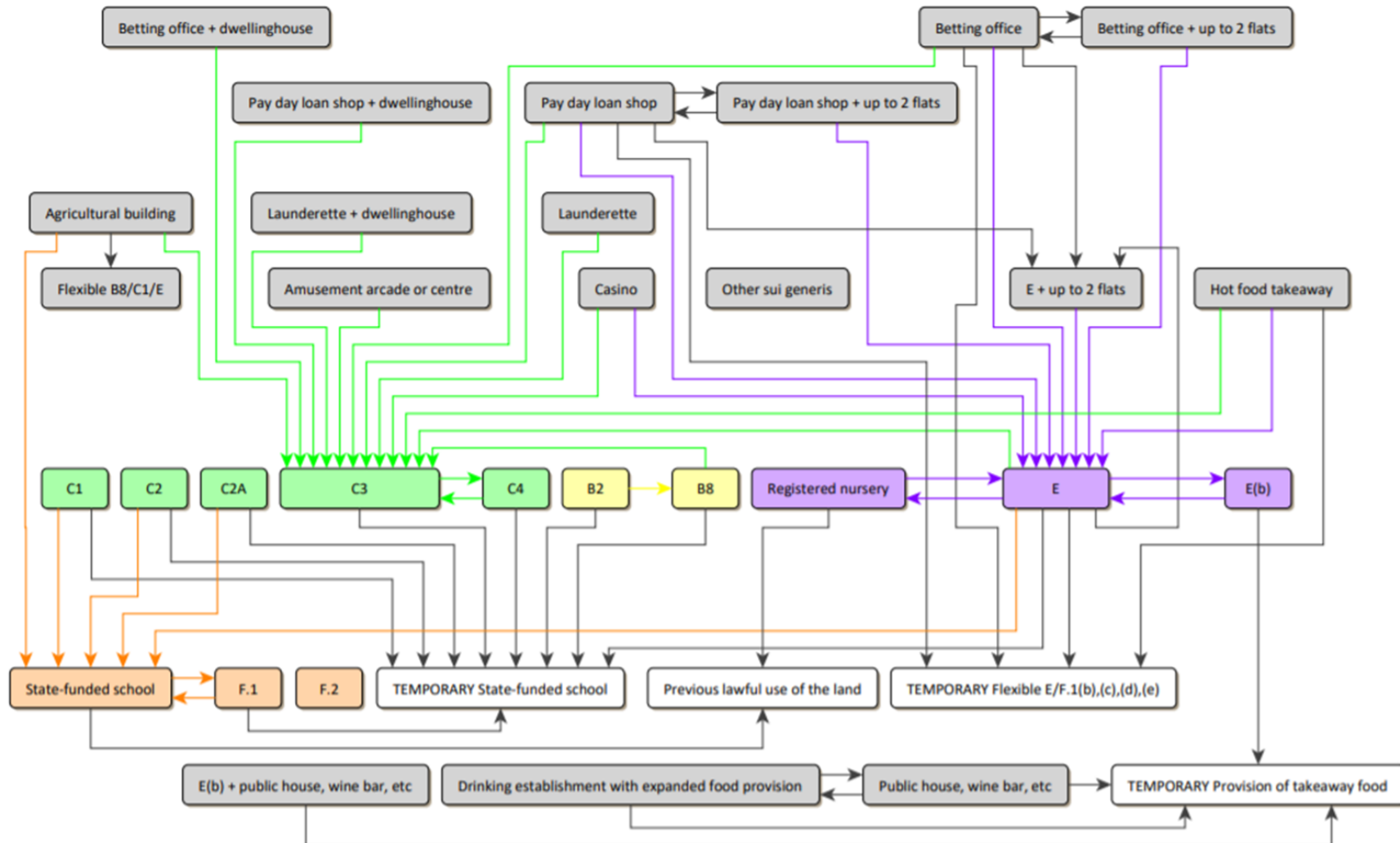
Produced by [www.planningjungle.com](http://www.planningjungle.com) | Last checked for updates: **October 2021**

Note: For any interaction in the below “Flowchart”, please view the info in the above “Table”.

Note: Part 4 Class B and Part 4 Class BA allow the temporary use of land for any purpose for up to 28 days.

Note: Part 4 Class E allows the temporary use of land or buildings for the purposes of commercial film-making for up to 9 months in any 27 month period.

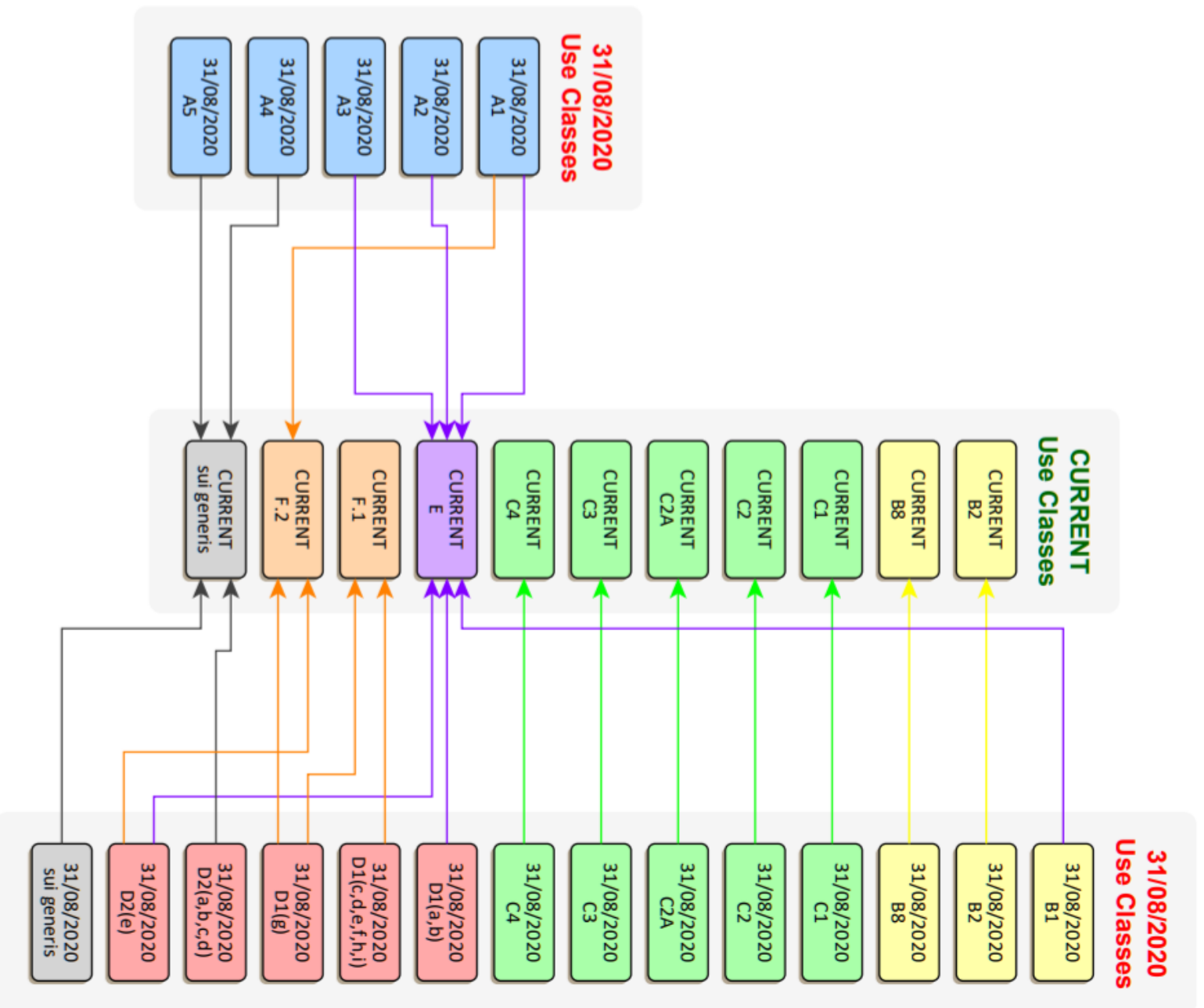
Note: Section 55(2)(e) of the TCPA 1990 allows the use of land and buildings for the purposes of agriculture or forestry.



## How to match up 31/08/2020 Use Classes & CURRENT Use Classes:

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Note: Before using the below diagram, please view the "Important note" at the end of this page.



Source: [Planning Jungle Limited "Use Classes Order 1987 Quick Reference Guide"](#)

## Appendix B – Old and New Use Classes

### Important note:

When using the above diagram, **always check the wording of the legislation** ([link](#)). There are **differences** between the wording of the **31/08/2020 Use Classes** and the **CURRENT Use Classes**, which means that they do **not** always correspond as shown above. For example, an indoor and outdoor sports centre that was previously within D2(e) **might** now be within a "sui generis" use (rather than within E or F.2). Also, for a relevant **transitional and saving provision**, please view regulation 7 ([link](#)) of SI 2020 No. 757.