

Permitted Development Rights: *industrial – business – storage and distribution*

15th February 2017



There are many things you can achieve with your industrial / business / storage and distribution premises without the need to apply for planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 sets out what you can and cannot do. It is an extensive document that covers many sectors. To make life a little easier, we have put together a short summary of those provisions that relate to buildings and land used for industrial / business / storage and distribution purposes.

NB. It should be noted that planning legislation is often subject to change, and while this note provides a starting point, we would urge you to get in contact with us to ensure you have the most up-to-date information to hand before commencing development.

We hope you find this note useful. Please do not hesitate to contact us should you wish to discuss your requirements – we are here to ensure the best outcomes for our clients. Our contact details can be found at the end of this note.

CHANGES OF USE OF BUILDINGS AND/OR LAND

Allows for example the change of use of:

- Class B2 (general industrial) to Class B1 (business)
- Class B8 (storage and distribution) to Class B1 (business)
- Class B1 (business) to Class B8 (storage and distribution)
- Class B2 (general industry) to Class B8 (storage and distribution)
- Class B8 (storage and distribution) to Class C3 (dwellinghouse)
- Class B1 (business) to use as a state-funded school or registered nursery

NON-DOMESTIC EXTENSIONS, ALTERATIONS ETC

Allows for example the provision of:

- Erection, extensions or alterations of an industrial or warehouse building (up to 200 sq. m)
- Extensions or alterations of an office building (up to 100 sq. m)
- Hard surfacing associated with office, industrial and warehouse premises
- Additional or replacement plant or machinery in relation to industrial processes
- Sewers, mains, pipes, cables or other apparatus in relation to industrial processes
- Private ways, private railways, sidings or conveyors in relation to industrial processes
- The deposit of waste material resulting from an industrial process on land within a site used for that purpose
- Extensions or alterations of a building, or the installation of replacement plant or machinery on land used for the purposes of a waste management facility



RESTRICTIONS AND CONDITIONS

There are several restrictions and conditions that apply to the above provisions under the General Permitted Development Order, which include the amount of floorspace allowed, timescales associated with the development, the location of the building or land, and whether there are restrictive designations associated with the land and buildings.

Every site is different and your proposal may or may not fall within the realms of Permitted Development.

OTHER DEVELOPMENT

There are also various permitted development classes relating to: transport, for example railways, waterways, docks, harbours and airports; roads; services; renewable energy; communications; and mining and mineral exploration, which may also be of interest.

CONTACT

If you would like us to advise you on any aspect of planning, including whether you and your business could benefit from provisions contained within the General Permitted Development Order, please do not hesitate to contact either Sarah Worthington or Laura Fern.

Roman Ridge
Main Street
Aberford
Leeds
LS25 3AW

t: 0113 281 4981
e: info@airedon.co.uk

