Appendix E – Conservation Area withdrawal of Permitted Development Rights

Specific withdrawal of Article 4 Directions for Industrial Buildings within article 2(3) land (Conservation Areas) -

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

SCHEDULE 2 Permitted development rights

PART 7 Non-domestic extensions, alterations etc

Class H – extensions etc of industrial and warehouse

Permitted development

H. *The erection, extension or alteration of an industrial building or a warehouse.*

Development not permitted

H.1 Development is not permitted by Class H if—

[new buildings]

(a)the gross floor space of any new building erected would exceed—

(i)for a building **on article 2(3) land** or on a site of special scientific interest, 100 square metres; etc.

(ii)in any other case, would exceed 200 square metres;

[extensions]

(b)the gross floor space of the original building would be exceeded by more than—

(i)in respect of an original building or a development on **article 2(3) land,** 10% or 500 square metres (whichever is lesser);

(ii)in respect of an original building or a development on a site of special scientific interest, 25% or 1,000 square metres (whichever is the lesser);

(iii)in any other case, 50% or 1,000 square metres (whichever is the lesser); etc.

Conditions

H.2 Development is permitted by Class H subject to the following conditions—

[conditions on material use]

(d)any new building erected is, in the case of **article 2(3) land,** constructed using materials which have a similar external appearance to those used for the existing industrial building or warehouse; and

(e)any extension or alteration is, in the case **of article 2(3) land**, constructed using materials which have a similar external appearance to those used for the building being extended or altered.

PART 14 Renewable energy

Class J – installation or alteration etc of solar equipment on non-domestic premises

Permitted development

J. *The installation, alteration or replacement of—*

(a)*microgeneration solar thermal equipment on a building;*

(b)*microgeneration solar PV equipment on a building; or*

(c)*other solar PV equipment on the roof of a building,*

other than a dwellinghouse or a block of flats.

J.2 Development is not permitted by Class J(a) or (b) if—

(a)the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;

(b)the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or

(c)in the case of a building **on article 2(3) land**, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

Class K – installation or alteration etc of stand-alone solar equipment on non-domestic premises

Permitted development

K. *The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a building other than a dwellinghouse or a block of flats.*

Development not permitted

K.1 Development is not permitted by Class K if—

(a)in the case of the installation of stand-alone solar, the development would result in the presence within the curtilage of more than 1 stand-alone solar;

(b)any part of the stand-alone solar—

(i)would exceed 4 metres in height or, in the case of stand-alone solar installed on **article 2(3)** land so that it is nearer to any highway which bounds the curtilage than the part of the building which is nearest to that highway, 2 metres in height**]**; etc.

Class N – installation etc of flue for biomass heating system on non-domestic premises

Permitted development

N. *The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a building other than—*

(a)*a dwellinghouse or a block of flats; or*

(b)*a building situated within the curtilage of a dwellinghouse or a block of flats.*

Development not permitted

N.1 Development is not permitted by Class N if—

e)in the case of a building on article 2(3) land, the flue would be installed on a wall or roof slope which fronts a highway.

Class O – installation etc of flue for combined heat and power on non-domestic premises

Permitted development

O. *The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a building other than—*

(a)*a dwellinghouse or a block of flats; or*

(b)*a building situated within the curtilage of a dwellinghouse or a block of flats.*

Development not permitted

(e)in the case of a building on article 2(3) land, the flue would be installed on a wall or roof slope which fronts a highway.

Etc.