

What additional permitted development rights does the Crown have in an emergency and when do these apply?

[Part 19, Class Q, of Schedule 2 to the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)

[\(http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/19/made\)](http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/19/made) relates to development by the Crown for the purposes of preventing an emergency or in response to an emergency. The permitted development rights apply to all Crown land, mainly to ensure that all the residences of the Sovereign and Her heirs are covered. It is also possible that the Crown Estate, for example as owners of the foreshore, may have to deal with an environmental emergency. An 'emergency' is defined as an event or situation which threatens serious damage to human welfare (in a place), the environment (of a place) or the security of the United Kingdom.

When using these additional rights the developer must notify the local planning authority as soon as practicable after starting the development, and the development must cease and the land be restored to its original or an agreed condition within 6 months. If the Crown wishes the development to be permanent, it should submit a retrospective planning application as soon as possible.

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What are the additional permitted development rights for national security purposes?

[Part 19, Classes R-T, of Schedule 2 to the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)

[\(http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/19/made\)](http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/19/made) permits certain types of development on any Crown land for national security purposes. These rights are available to all Crown bodies in order to cover the physical protection of the Sovereign and Her heirs (which is a matter of