

Development not permitted

- P.1** Development is not permitted by Class P 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.

Interpretation of Class P

- P.2** For the purposes of Class P—

“buoy or beacon” includes all other marks and signs of the sea; and

“lighthouse” includes any floating and other light exhibited for the guidance of ships, and also any sirens and any other description of fog signals.

Class Q – development by the Crown relating to an emergency

Permitted development

- Q.** Development by or on behalf of the Crown on Crown land for the purposes of—

- (a) preventing an emergency;
- (b) reducing, controlling or mitigating the effects of an emergency; or
- (c) taking other action in connection with an emergency.

Conditions

- Q.1** Development is permitted by Class Q subject to the following conditions—

- (a) the developer must, as soon as practicable after commencing development, notify the local planning authority of that development; and
- ~~(b) on or before the expiry of the period of 6 months beginning with the date on which the development began—
 - ~~(i) any use of that land for a purpose of Class Q ceases and any buildings, plant, machinery, structures and erections permitted by Class Q is removed; and~~
 - ~~(ii) the land is restored to its condition before the development took place, or to such other state as may be agreed in writing between the local planning authority and the developer.~~~~
- (b) on or before the expiry of the period of 12 months beginning with the date on which the development began—
 - (i) any use of that land for a purpose of Class Q ceases and any buildings, plant, machinery, structures and erections permitted by Class Q is removed; and
 - (ii) the land is restored to its condition before the development took place, or to such other state as may be agreed in writing between the local planning authority and the developer,

unless permission for the development has been granted by virtue of any provision of this Schedule or on an application under Part 3 of the Act.

Commented [S522]: Paragraph (b) was replaced by 2020 No. 1243

Interpretation of Class Q

- Q.2—(1)** For the purposes of Class Q, “emergency” means an event or situation which threatens serious damage to—
- (a) human welfare in a place in the United Kingdom;
 - (b) the environment of a place in the United Kingdom; or
 - (c) the security of the United Kingdom.
- (2) For the purposes of sub-paragraph (1)(a), an event or situation threatens damage to human welfare only if it involves, causes or may cause—
- (a) loss of human life;
 - (b) human illness or injury;
 - (c) homelessness;
 - (d) damage to property;
 - (e) disruption of a supply of money, food, water, energy or fuel;
 - (f) disruption of a system of communication;
 - (g) disruption of facilities for transport; or
 - (h) disruption of services relating to health.
- (3) For the purposes of sub-paragraph (1)(b), an event or situation threatens damage to the environment only if it involves, causes or may cause—
- (a) contamination of land, water or air with biological, chemical or radioactive matter; or
 - (b) disruption or destruction of plant life or animal life.

Class QA – development by the Crown relating to a pandemic

QA. Permitted development

Development by or on behalf of the Crown on Crown land for the purposes of—

- (a) preventing a pandemic;
- (b) reducing, controlling or mitigating the effects of a pandemic; or
- (c) taking other action in connection with a pandemic.

QA.1 Conditions

Development is permitted by Class QA subject to the following conditions—

- (a) the developer must, as soon as practicable after commencing development, notify the local planning authority of that development; and
- (b) on or before the expiry of the period of 12 months beginning with the date on which the development began—
 - (i) any use of that land for a purpose of Class QA ceases and any buildings, plant, machinery, structures and erections permitted by Class QA is removed; and
 - (ii) the land is restored to its condition before the development took place, or to such other

Commented [5523]: Note: The placement of the numbering “QA.” before the sub-heading “Permitted development” (rather than after this sub-heading) appears to be an error in the above SL.

Commented [5524]: Note: The placement of the numbering “QA.1” before the sub-heading “Conditions” (rather than after this sub-heading) appears to be an error in the above SL.

state as may be agreed in writing between the local planning authority and the developer, unless permission for the development has been granted by virtue of any provision of this Schedule or on an application under Part 3 of the Act.

QA.2 Interpretation of Class QA

For the purposes of Class QA—

In calculating the number of days during which development is permitted, no account is to be taken of any day during which development is permitted under Class Q of Part 19 of this Schedule;

“pandemic” means a public health emergency of international concern within the meaning given by the International Health Regulations (2005) of the World Health Organisation adopted by the fifty-eighth World Health Assembly on 23rd May 2005¹⁹⁶;

“World Health Assembly” has the meaning set out in the Constitution of the World Health Organisation adopted by the International Health Conference held in New York from the 19th June to 22nd July 1946 and signed on 22nd July 1946¹⁹⁷;

“World Health Organisation” means the specialised agency within the terms of Article 57 of the Charter of the United Nations, established by the Constitution of the World Health Organisation¹⁹⁸.

Commented [S525]: Note: The placement of the numbering “QA.2” before the sub-heading “Interpretation of Class QA” (rather than after this sub-heading) appears to be an error in the above SI.

Commented [S526]: Class QA was inserted by 2020 No. 1243

Class R – erection etc of gates, fences etc by the Crown for national security purposes

Permitted development

- R.** The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure by or on behalf of the Crown on Crown land for national security purposes.

Development not permitted

- R.1** Development is not permitted by Class R if the height of any gate, fence, wall or other means of enclosure erected or constructed would exceed 4.5 metres above ground level.

Class S – closed circuit television cameras for national security purposes

¹⁹⁶ “the International Health Regulations (2005) of the World Health Organisation adopted by the fifty-eighth World Health Assembly on 23rd May 2005” - https://apps.who.int/iris/bitstream/handle/10665/43883/9789241580410_eng.pdf;jsessionid=73BCAD85F145CE5CF4220563D242419F?sequence=1. A copy of which can be inspected at the Planning Directorate, the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London SW1P 4DF.

¹⁹⁷ “the Constitution of the World Health Organisation adopted by the International Health Conference held in New York from the 19th June to 22nd July 1946 and signed on 22nd July 1946” - https://www.who.int/governance/eb/who_constitution_en.pdf. A copy of which can be inspected at the Planning Directorate, the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London SW1P 4DF.

¹⁹⁸ “the Charter of the United Nations, established by the Constitution of the World Health Organisation” - <https://www.un.org/en/sections/un-charter/un-charter-full-text/>. A copy of which can be inspected at the Planning Directorate, the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London SW1P 4DF.