The permitted development rules mean that there is a range of building work that can be carried out to a property without requiring planning approval, depending on the nature of the building and its use. The following rules apply provided that the building is not listed or in an area of special control such as a conservation area:

Class A
Permitted development
A The erection, extension or alteration of an industrial building or a warehouse.

Development not permitted
A.1 Development is not permitted by Class A if—
(a) the height of any part of the new building erected would exceed—
   (i) if within ten metres of a boundary of the curtilage of the premises, five metres;
   (ii) in all other cases, the height of the highest building within the curtilage of the premises or 15 metres, whichever is lower;
(b) the height of the building as extended or altered would exceed—
   (i) if within ten metres of a boundary of the curtilage of the premises, five metres;
   (ii) in all other cases, the height of the building being extended or altered;
(c) any part of the development would be within five metres of any boundary of the curtilage of the premises;
(d) the gross floor space of any new building erected would exceed 100 square metres;
(e) the gross floor space of the original building would be exceeded by more than—
   (i) 10% in respect of development on any article 1(5) land or 25% in any other case; or
   (ii) 500 square metres in respect of development on any article 1(5) land or 1,000 square metres in any other case; whichever is the lesser;
(f) the development would lead to a reduction in the space available for the parking or turning of vehicles; or
(g) the development would be within the curtilage of a listed building.

Conditions
A.2 Development is permitted by Class A subject to the following conditions—
(a) the development must be within the curtilage of an existing industrial building or warehouse;
(b) any building as erected, extended or altered shall only be used—
   (i) in the case of an industrial building, for the carrying out of an industrial process for the purposes of the undertaking, for research and development of products or processes, or the provision of employee facilities ancillary to the undertaking;
   (ii) in the case of a warehouse, for storage or distribution for the purposes of the undertaking or the provision of employee facilities ancillary to the undertaking;
(c) no building as erected, extended or altered shall be used to provide employee facilities—
(i) between 7.00 pm and 6.30 am, for employees other than those present at the premises of the undertaking for the purpose of their employment, or
(ii) at all, if a notifiable quantity of a hazardous substance is present at the premises of the undertaking;
(d) any new building erected shall, in the case of article 1(5) land, be 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 shall, in the case of article 1(5) land, be constructed using materials which have a similar external appearance to those used for the building being extended or altered.

Interpretation of Class A

A.3 For the purposes of Class A—
(a) where two or more original buildings are within the same curtilage and are used for the same undertaking, they are to be treated as a single original building in making any measurement;
(b) “original building” does not include any building erected at any time under Class A;
(c) “employee facilities” means social, care or recreational facilities provided for employees of the undertaking, including crèche facilities provided for the children of such employees;
(d) “industrial building” means a building used for the carrying out of an industrial process and includes a building used for the carrying out of such a process on land used as a dock, harbour or quay for the purposes of an industrial undertaking and land used for research and development of products or processes, but does not include a building on land in or adjacent to and occupied together with a mine; and
(e) “warehouse” means a building used for any purpose within Class B8 (storage or distribution) of the Schedule to the Use Classes Order but does not include a building on land in or adjacent to and occupied together with a mine.

Class B

Permitted development

B Development carried out on industrial land for the purposes of an industrial process consisting of—
(a) the installation of additional or replacement plant or machinery,
(b) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus, or
(c) the provision, rearrangement or replacement of a private way, private railway, siding or conveyor.
Development not permitted

B.1 Development described in Class B(a) is not permitted if—
(a) it would materially affect the external appearance of the premises of the undertaking concerned; or
(b) any plant or machinery would exceed a height of 15 metres above ground level or the height of anything replaced, whichever is the greater.

Interpretation of Class B

B.2 In Class B, “industrial land” means land used for the carrying out of an industrial process, including land used for the purposes of an industrial undertaking as a dock, harbour or quay but does not include land in or adjacent to and occupied together with a mine.

Class C

Permitted development

C. Development consisting of—
(a) the provision of a hard surface within the curtilage of an industrial building or warehouse to be used for the purpose of the undertaking concerned; or
(b) the replacement in whole or in part of such a surface.

Development not permitted

C.1 Development is not permitted by Class C if the development would be within the curtilage of a listed building.

Conditions

C.2 Development is permitted by Class C subject to the following conditions—
(a) where there is a risk of groundwater contamination the hard surface shall not be made of porous materials;
(b) in all other cases, either—
(i) the hard surface shall be made of porous materials, or
(ii) provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the industrial building or warehouse.

Interpretation of Class C

C.3 In Class C—
“industrial building” means a building used for the carrying out of an industrial process and includes a building used for the carrying out of such a process on land used as a dock, harbour or quay for the purposes of an industrial undertaking and land used for research and development of products or processes, but does not include a building on land in or adjacent to and occupied together with a mine; and
“warehouse” means a building used for any purpose within Class B8 (storage or distribution) of the Schedule to the Use Classes Order but does not include a building on land in or adjacent to and occupied together with a mine.

Class D
Permitted development
D The deposit of waste material resulting from an industrial process on any land comprised in a site which was used for that purpose on 1st July 1948 whether or not the superficial area or the height of the deposit is extended as a result.

Development not permitted
D.1 Development is not permitted by Class D if—
(a) the waste material is or includes material resulting from the winning and working of minerals; or
(b) the use on 1st July 1948 was for the deposit of material resulting from the winning and working of minerals.”