

Town and Country Planning (General Permitted Development) (England) Order 2015/596

Schedule 2 Permitted development rights para. B



Version 2 of 2

6 April 2017 - Present

Subjects
Planning

B.

Development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of—

(a)

the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;

(b)

the installation or replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;

(c)

the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;

(d)

the extension or alteration of buildings on operational land;

[

(e)

the erection on operational land of the undertaking of a building solely for the protection of plant or machinery;

] ¹

(f)

any other development carried out in, on, over or under the operational land of the undertaking.

Notes

- 1 Words substituted by Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017/391 [art.7\(2\)](#) (April 6, 2017)
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*Schedule 2 Permitted development rights > Part 15 Power related development
> (ClassB) electricity undertakings > Permitted development > para. B*

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Schedule 2 Permitted development rights para. B1



Version 1 of 1

15 April 2015 - Present

Subjects Planning

B.1.

Development is not permitted by Class B if—

(a) in the case of any [Class B\(a\)](#) development—

(i) it would consist of or include the installation or replacement of an electric line to which [section 37\(1\)](#) of the [Electricity Act 1989](#) (consent required for overhead lines) ¹ applies; or

(ii) it would consist of or include the installation or replacement at or above ground level or under a highway used by vehicular traffic, of a chamber for housing apparatus and the chamber would exceed 29 cubic metres in capacity;

(b) in the case of any [Class B\(b\)](#) development—

(i) the development would take place in a National Park, an area of outstanding natural beauty, or a site of special scientific interest;

(ii) the height of any support would exceed 15 metres; or

(iii) the electronic communications line would exceed 1,000 metres in length;

(c) in the case of any [Class B\(d\)](#) development—

(i) the height of the original building would be exceeded;

(ii) the cubic content of the original building would be exceeded by more than 25% or, in the case of any building on [article 2\(3\)](#) land, by more than 10%, or

(iii) the floor space of the original building would be exceeded by more than 1,000 square metres or, in the case of any building on [article 2\(3\)](#) land, by more than 500 square metres;

(d) in the case of any [Class B\(e\)](#) development, the building would exceed 15 metres in height, or

(e) in the case of any [Class B\(f\)](#) development, it would consist of or include—

(i) the erection of a building, or the reconstruction or alteration of a building where its design or external appearance would be materially affected, or

(ii) the installation or erection by way of addition or replacement of any plant or machinery exceeding 15 metres in height or the height of any plant or machinery replaced, whichever is the greater.

Notes

- 1 Was amended by [Schedule 2](#) to the [Planning Act 2008 \(c. 29\)](#).
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*Schedule 2 Permitted development rights > Part 15 Power related development
> (ClassB) electricity undertakings > Development not permitted > para. B1*

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Schedule 2 Permitted development rights para. B2



Version 1 of 1

15 April 2015 - Present

Subjects
Planning

B.2.

Development is permitted by [Class B](#) subject to the following conditions—

- (a) in the case of any [Class B\(a\)](#) development consisting of or including the replacement of an existing electric line, compliance with any conditions contained in a planning permission relating to the height, design or position of the existing electric line which are capable of being applied to the replacement line;
- (b) in the case of any [Class B\(a\)](#) development consisting of or including the installation of a temporary electric line providing a diversion for an existing electric line, on the ending of the diversion or at the end of a period of 6 months from the completion of the installation (whichever is the sooner) the temporary electric line is removed and the land on which any operations have been carried out to install that line is restored as soon as reasonably practicable to its condition before the installation took place;
- (c) in the case of any [Class B\(c\)](#) development, on the completion of that development, or at the end of a period of 6 months from the beginning of that development (whichever is the sooner) any plant or machinery installed is removed and the land is restored as soon as reasonably practicable to its condition before the development took place; and
- (d) in the case of any [Class B\(e\)](#) development, approval of details of the design and external appearance of the buildings must be obtained, before development is begun, from—
 - (i) in Greater London or a metropolitan county, the local planning authority,
 - (ii) in a National Park, outside a metropolitan county, the county planning authority,
 - (iii) in any other case, the district planning authority.

*Schedule 2 Permitted development rights > Part 15 Power related
development > (ClassB) electricity undertakings > Conditions > para. B2*

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Schedule 2 Permitted development rights para. B3



Law In Force

Version 1 of 1

15 April 2015 - Present

Subjects
Planning

B.3.

For the purposes of [Class B\(a\)](#), “*electric line*” has the meaning given by [section 64\(1\)](#) of the [Electricity Act 1989](#) (interpretation etc. of [Part 1](#)).

*Schedule 2 Permitted development rights > Part 15 Power related development
> (ClassB) electricity undertakings > Interpretation of Class B > para. B3*

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Schedule 2 Permitted development rights para. B4



Law In Force

Version 2 of 2

28 December 2017 - Present

Subjects

Planning

B.4.

For the purposes of Class B(b)—

“*electrical plant*” has the meaning given by [section 64\(1\)](#)¹ to that Act; and

“*electronic communications line*” means a line which forms part of an electronic communications apparatus, (and both line and electronic communications apparatus have the meaning given in [[paragraph 5](#) of the electronic communications code set out in [Schedule 3A](#) to the [Communications Act 2003](#)]² (the electronic communications code)[...]²).

Notes

- 1 The definition of electrical plant was amended by [Schedule 6](#) to the [Utilities Act 2000](#) (c. 27).
- 2 Words substituted by [Communications Act 2003](#) and the [Digital Economy Act 2017](#) (Consequential Amendments to Secondary Legislation) Regulations 2017/1011 [Sch.3 para.9\(2\)\(a\)](#) (December 28, 2017, the day on which 2017 c.30 s.4 and Sch.1 come fully into force)

*Schedule 2 Permitted development rights > Part 15 Power related development
> (ClassB) electricity undertakings > Interpretation of Class B > para. B4*

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Schedule 2 Permitted development rights para. B5



Law In Force

Version 1 of 1

15 April 2015 - Present

Subjects
Planning

B.5.

For the purposes of Class B(d), (e) and (f), the land of the holder of a licence under section 6(1) of the Electricity Act 1989 (licensing of supply etc.)¹ is treated as operational land if it would be operational land within section 263 of the Act (meaning of “operational land”)² if such licence holders were statutory undertakers for the purpose of that section.

Notes

- 1 Section 6 was substituted by section 30 of the Utilities Act 2000 (c. 27); subsection (1) was amended by sections 136 and 145 of, and Schedule 23 to, the Energy Act 2004 (c. 20) and S.I. 2012/2400.
- 2 Section 263 was amended by Schedule 19 to the Planning and Compensation Act 1991 (c. 34), Schedule 5 to the Transport Act 2000 (c. 38) and S.I. 2001/1149.

*Schedule 2 Permitted development rights > Part 15 Power related development
> (ClassB) electricity undertakings > Interpretation of Class B > para. B5*

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