

# CLASS R EXPERIENCE

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Planning Insight has helped clients deliver a number of permissions under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015. Subject to certain conditions, Class R enables the conversion of agricultural buildings to a flexible commercial use which can include hotels, restaurants, shops and offices. The case studies below demonstrate how Class R can be deployed into a wider development strategy.

## **Dunsty Hill Farm**

### **Buckinghamshire**

We secured permission under Class R for the change of use of a redundant 150m<sup>2</sup> agricultural barn to light-industrial use. As the floor area of the barn was under the threshold for Prior Approval, we obtained a Certificate of Lawful Development and subsequently applied for planning permission for external alterations to make the barn 'fit for purpose'. On the same site we also obtained permission under Class R for the change of use of a larger 320m<sup>2</sup> redundant barn to a hotel use via Prior Approval. Again, we subsequently applied for full planning permission for the works necessary to create 8 apart-hotel units (photos below):



## Copshall Farm

### Rother District Council

We secured permission for the change of use of a 500m<sup>2</sup> redundant barn under Class R in the High Weald Area of Outstanding Beauty. Initially securing permission via Prior Approval, we subsequently submitted a full application for the change of use of the barn; this was also granted, enabling us to seek a further Class R consent for the neighbouring barn, this is currently awaiting determination by the local planning authority.



**Alongside these examples we have also compiled a guidance document on how the regime operates and share some tips. See our guide in our Insights Hub [here](#).**