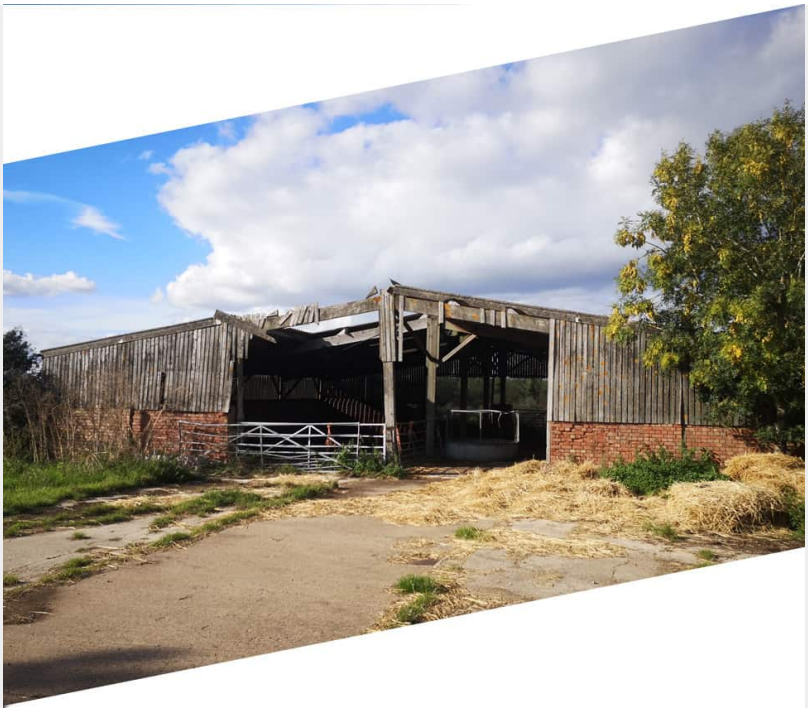
CLASS R EXPERIENCE

Posted on December 16, 2021



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^2 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^2 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^2 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 complied a guidance document on how the regime operates and share some tips. See our guide in our Insights Hub here.