

Town Planning

TOWN PLANNING (GENERAL PROCEDURES) REGULATIONS 2001

1999-39
Repealed
Subsidiary
2001/025

Regulations made under section 23 and 44 of the Town Planning Act.

Repealed by Act.2018-19 as from 26.9.2019

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(LN. 2001/025)

5.4.2001

Amending enactments	Relevant current provisions	Commencement date
None		

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PART I

Preliminary

Title.

1. These Regulations may be cited as the Town Planning (General Procedures) Regulations, 2001.

Interpretation.

2.(1) Expressions used both in these Regulations and in the Act have the same meaning for the purposes of these Regulations as they have for the purposes of the Act.

(2) Any references in these Regulations to the height of a building shall be construed as a reference to its height when measured from ground level and “ground level” means the level of the surface of the ground immediately adjacent to the building in question or, where the level of the surface of the ground on which it is situated or is to be situated is not uniform, the level of the highest part of the surface of the ground adjacent to it.

PART II

Applications

Applications under section 17.

3.(1) An application under section 17 of the Act, other than for a change of use of any building or land, shall—

- (a) be made in the form provided by the Town Planner for this purpose;
- (b) be accompanied by the plans, drawings and specifications set out in Schedule 1 hereto; and
- (c) be accompanied by the fee prescribed in Schedule 6.

(2) An application under section 17 of the Act for a change of use of any building or land shall—

- (a) be made in the form provided by the Town Planner for this purpose; and
- (b) be accompanied by the fee prescribed in Schedule 6.

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Applications under section 18.

4. An application for outline planning permission under section 18 of the Act shall—
- (a) be made in the form provided by the Town Planner for this purpose; and
 - (b) be accompanied by the fee prescribed in Schedule 6.

PART III

Notification

Publication of notices of applications.

- 5.(1) The following classes of development are designated for the purposes of section 19 of the Act—
- (a) the construction of buildings to a height exceeding 4 metres;
 - (b) the construction of buildings or the use of land for the purposes of a casino, a funfair or a bingo hall, a theatre, a cinema, a music or concert hall, a dance hall, a skating rink, a sportshall, a swimming pool or gymnasium (not forming part of a school, or college), or a Turkish or other vapour or foam bath;
 - (c) the construction of buildings or the use of land for the purposes of a hotel, motel, guest or boarding house or other premises providing sleeping accommodation;
 - (d) the construction of buildings or the use of land for the purposes of a distillery, brewery, inn or bar, restaurant or eating house including fast-foods restaurants;
 - (e) the construction of buildings or the use of land for the purposes of a place of religious worship or religious instructions;
 - (f) the construction of buildings or the use of land for the purposes of a museum, art gallery, library or exhibition or meeting hall;
 - (g) the construction of buildings or the use of land for the purposes of an educational establishment or club;

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- (h) the construction of buildings or the use of land for the purposes of a hospital, nursing home, hospice, health or medical clinic, old peoples home or home for the boarding and care of children;
- (i) the construction of buildings or the use of land as a zoo, aquarium or for the business of boarding or breeding cats or dogs;
- (j) the construction of a stadium;
- (k) the construction of buildings or other operations or the use of land for the disposal of waste materials or the use of land as a scrap yard;
- (l) the use of land as a crematorium;
- (m) the construction of buildings or other operations or the use of land for shops, warehouses or industrial buildings, consisting of factories as defined in section 5(1) of the Factories Act (with or without office accommodation) or petrol filling stations or for offices for any purpose;
- (n) the construction of buildings or other operations or the use of land for retaining, treating or disposing of sewage, trade waste or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers or the construction of septic tanks and cesspools serving single dwelling houses, single buildings or single caravans in which not more than ten people will normally reside, work or congregate, and works ancillary thereto);
- (o) the construction of buildings or the use of land for the purposes of a slaughter-house or for killing or plucking poultry.
- (p) the construction of extensions of one or more additional storeys to existing buildings which would fall to be regarded as a class of development mentioned in paragraphs (a) to (o) above.

(2) The notice of an application required to be published under section 19(3)(a) of the Act shall be in the form set out in Part 1 of Schedule 1 hereto, and the copy of the notice accompanying the application shall be certified by or on behalf of the applicant as having been published in the Gazette and named newspapers on a date specified in the certificate.

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(3) Certificates issued for the purposes of section 19(3)(b) of the Act shall be in the forms set out in Part 2 of Schedule 1 hereto.

(4) The notice required by section 19(4) of the Act to be posted on the land shall be in the form set out in Part 1 of Schedule 1 hereto.

Notification of applications to owners.

6.(1) The certificate issued for the purposes of section 21(1) of the Act shall be in the appropriate form set out in Part 1 of Schedule 2 hereto.

(2) The requisite notice for the purposes of section 21(2) as it applies to applications shall be in the form set out in Part 2 of Schedule 2 hereto.

Notice of appeal.

7.(1) An applicant who wishes to appeal to the Tribunal under section 24 or 25 of the Act shall give notice of appeal by—

- (a) serving on the secretary of the Commission together with the notice such of the documents specified in sub-regulation (2) below as are relevant to the appeal; and
- (b) serving on the persons, if any, who made representations under section 22(3) of the Act on the application, a copy of the notice mentioned in sub-regulation (a) above as soon as reasonably practicable.

(2) The documents mentioned in sub-regulation (1) above are—

- (a) the application made to the Commission which has occasioned the appeal;
- (b) all plans, drawings and documents sent to the Commission in connection with the application;
- (c) all correspondence with the Commission relating to the application;
- (d) any notice provided to the Commission in accordance with section 19 of the Act;
- (e) any certificate provided to the Commission under section 21 of the Act .
- (f) the notice of the decision or determination, if any.

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Written notice of decision relating to a planning application.

8. When the Commission gives notice of a decision or determination—
- (a) on an application for planning permission and a permit is granted subject to conditions or the application is refused, the notice shall—
 - (i) state clearly and precisely its full reasons for the refusal or for any condition imposed; and
 - (ii) where the Minister has given a direction restricting the grant of a permit for the development for which application was made, give details of the directionand shall be accompanied by a notification in the terms (or substantially in the terms) set out in Schedule 3 hereto;
 - (b) such notice shall include a statement to the effect that, if the applicant is aggrieved by its decision, he may appeal to the Tribunal under section 24 of the Act within 28 days of receipt thereof or such longer period as the Commission may at any time allow.

PART IV

Register

Register of applications and decisions.

- 9.(1) The register of applications for planning permission required to be kept by the Commission under section 31 of the Act shall be kept in two parts. Part I shall contain—
- (a) a copy (which may be photographic) of the application and of plans and drawings submitted in relation thereto;
 - (b) a copy of the direction (if any) given under the Act in respect of the application;

and Part II shall contain, in respect of every application for planning permission:

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- (c) particulars of the application, including the name and address of the applicant, the date of the application and brief particulars of the proposal forming the subject of the application;
- (d) the decision (if any) of the Commission in respect of the application, including details of any conditions subject to which the permit was granted, and the date of such decision.

(2) The date when the application was received shall be taken to be the date when each of the following events has occurred—

- (a) the application form has been lodged with the Commission;
- (b) any certificate or documents required by the Act has been lodged with the Commission; and
- (c) any fee required to be paid in respect of the application has been paid.

(3) Every entry in the register shall be made within 14 days of the receipt of an application, or of the giving or makings of the relevant direction, decision or approval as the case may be.

(4) The register shall be kept at the office of the Secretary of the Commission.

PART V

Outline Planning Permission

Outline applications.

10.(1) Where an application is made to the Commission for outline planning permission under section 18 of the Act, it may grant permission subject to a condition specifying reserved matters relating to the siting, design or external appearance, landscaping or the means of access to the building, for its subsequent approval.

(2) Where the Commission is to determine an application for outline planning permission and it is of the opinion that, in the circumstances of the case, the application ought not to be considered separately from all or any of the reserved matters, it shall within the period of 28 days beginning with the receipt of the application notify the applicant that it is unable to determine it unless further details are submitted, specifying the further details it requires.

Application for approval of reserved matters.

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11. An application for approval of reserved matters shall be made in writing to the Commission and shall include such particulars, and be accompanied by such plans and drawings, as are necessary to deal with the matters reserved in the outline planning permission.

PART VI

Directions and Consultations

Directions by the Minister.

12.(1) The Minister may give directions restricting the grant of a permit by the Commission, either indefinitely or during such a period as may be specified in the directions, in respect of any development or in respect of development of any class so specified.

(2) The Commission shall deal with applications for planning permission for development to which a direction given under this regulation applies, in such manner as to give effect to the direction.

Development not in accordance with the Planning Scheme.

13. The Commission may in such cases and subject to such conditions as may be prescribed by directions given by the Minister under regulation 12(1), grant a permit for a development which does not accord with the provisions of the planning scheme.

Consultations before the grant of a permit.

14.(1) Before granting a permit for a development which, in its opinion, falls within a category set out in Schedule 4 hereto, the Commission shall consult the authority or person mentioned in relation to that category.

(2) The Minister may give directions to the Commission requiring it to consult with any other person or body named in the directions, in any case or class of case specified in the directions.

(3) Where, by or under this regulation the Commission is required to consult any person or body (“the consultee”) before granting a permit—

- (a) it shall, unless an applicant has served a copy of an application for planning permission on the consultee, give notice of the application to the consultee; and

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- (b) it shall not determine the application until at least 14 days after the date on which notice is given under paragraph (a) above or if earlier, 14 days after the date of service of a copy of the application on the consultee by the applicant.

(4) The Commission shall, in determining the application, take into account any representations received from a consultee.

PART VII

Change of Use

Use classes.

15.(1) Where a building or other land is used for a purpose of any class specified in Schedule 5 hereto, the use of that building or that other land for any other purpose of the same class shall not be taken to involve development of the land.

(2) References in paragraph (1) to a building include references to land occupied with the building and used for the same purposes.

(3) A use which is included in and ordinarily incidental to any use in a class specified in Schedule 5 hereto, is not excluded from the use to which it is incidental merely because it is specified in the Schedule as a separate use.

(4) No class specified in Schedule 5 hereto, includes use—

- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) for the washing or cleaning of clothes or fabrics in coin-operated machines or on premises at which the goods to be cleaned are received direct from the visiting public,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles.

Change of use of part of building or land.

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16. In the case of a building used for a purpose within class C3 (dwelling houses) in Schedule 5 hereto, the use as a separate dwelling house of any part of the building or of any land occupied with and used for the same purposes as the building shall be taken to involve development.

PART VIII

Revocations

Revocation.

17. The following Regulations are revoked—

- (a) The Town Planning (Change of Use) Regulations; and
- (b) The Town Planning (Applications) Regulations.

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SCHEDULE 1

Regulation 5

PART 1

TOWN PLANNING ACT

NOTICE UNDER SECTION 19(3) *(to be published in the Gazette and in
local newspapers)

NOTICE UNDER SECTION 19(4) *(to be displayed on site)

Proposed development at (a)
.....

I give notice that (b)
.....

is applying to the Development and Planning Commission
for planning permission to (c)
.....

Members of the public may inspect copies of:

-) the application
) the plans
) and other documents submitted with it

at the office of the secretary of the Development and Planning Commission
during working hours until (d)

Anyone who wishes to make representations about this application should
write to the Development and Planning Commission at (e)
.....by (d)

Signed.....

*On behalf of.....

Date.....

* delete where appropriate

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Insert:

- (a) *address or location of the proposed development*
- (b) *applicant's name*
- (c) *description of the proposed development, including the relevant class designated in sub-regulation 3 of the Town Planning (Miscellaneous Provisions) Regulations.*
- (d) *date giving a period of not less than 21 days, beginning with the date when the notice is published or first displayed on site (as the case may be)*
- (e) *address of the Commission*

PART 2

TOWN PLANNING ACT

CERTIFICATE UNDER SECTION 19(3)

Certificate A

I certify that:

-)] I/The applicant* posted the notice required by section 19(4) of the Act on the land which is the subject of the accompanying application.
-)] This notice was left in position for at least 14 days in a period of not more than one month immediately preceding the making of the application.

or

Certificate B

I certify that:

I have/The applicant has* been unable to post the notice required by section 19(4) of the Act on the land which is the subject of the accompanying application because I have/the applicant has* no rights of access or other rights in respect of the land as would enable me/the applicant* to do so.

I have/The applicant has* taken the following steps to acquire those rights, but have/has* been unsuccessful.

- (a).....
-

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or

Certificate C

I certify that:

- I/The applicant* posted the notice required by section 19(4) of the Act on the land which is the subject of the accompanying application.
It was, however, left in position for less than 14 days in a period of not more than one month immediately preceding the making of the application.
This happened because it was removed/obscured/defaced* before 14 days had passed during the period of one month mentioned above. This was not my/the applicant's fault or intent.
I/The applicant* took the following steps to protect and replace the notice:

(a).....
.....

Signed.....

*On behalf of.....

Date.....

*delete where appropriate

Insert:

(a) description of steps taken

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SCHEDULE 2

Regulation 6

PART 1

TOWN PLANNING ACT

CERTIFICATE UNDER SECTION 21(1)(a)

Certificate A(a)

I certify that at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the application, was the owner(b) of any part of the land to which the application relates.

Signed.....

*On behalf of.....

Date.....

*delete where appropriate

- (a) *This Certificate is for use with applications for planning permission, (section 22 of the Act). One of Certificates A, B, C or D must be completed.*
- (b) *“owner” in relation to any land, means a person who is for the time being the owner in respect of the fee simple thereof or is entitled to a tenancy thereof.*

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CERTIFICATE UNDER SECTION 21(1)(b)*

Certificate B(a)

I certify that I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (*b*) of any part of the land to which the application relates, as listed below.

<u>Owner's (<i>b</i>) name</u>	<u>Address at which notice was served</u>	<u>Date on which notice was served</u>
------------------------------------	---	--

Signed.....

*On behalf of.....

Date.....

* delete where appropriate

- (a) *This Certificate is for use with applications for planning permission, (section 22 of the Act). One of Certificates A, B, C or D must be completed.*
- (b) *“owner” in relation to any land, means a person who is for the time being the owner in respect of the fee simple thereof or is entitled to a tenancy thereof.*

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CERTIFICATE UNDER SECTION 21(1)(c)

Certificate C(a)

I certify that:

-) I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 21(1) of the Act in respect of the accompanying application.

-) I have/The applicant has* given the requisite notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application*, were owners (b) of any part of the land to which the application relates.

Owner's (b) name	Address at which notice was served	Date on which notice was served
---------------------	---------------------------------------	------------------------------------

-) I have/The applicant has* taken all steps as are reasonably open to me/him/her* to ascertain the names and addresses of the other owners (b) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:—

(c)

.....
.....

Notice of the application, as attached to this Certificate, has been published in the Gazette and in the (d)on (e).....

Signed.....

*On behalf of.....

Date.....

(a) *This Certificate is for use with applications for planning permission. (section 22 of the Act). One of certificates A, B, C or D must be completed.*

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- (b) *“owner” in relation to any land, means a person who is for the time being the owner in respect of the fee simple thereof or is entitled to a tenancy thereof.*

Insert:

- (c) *description of steps taken*
- (d) *names of local newspapers*
- (e) *date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application.*

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CERTIFICATE UNDER SECTION 21(1)(d)

Certificate D(a)

I certify that:

-) I/The applicant* cannot issue a certificate in accordance with paragraph (a) of section 21(1) of the Act in respect of the accompanying application.
-) I/The applicant have/has* taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of the application, was the owner(b) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:–

(c).....
.....

-) Notice of the application as attached to this certificate, has been published in the Gazette and in (d).....on
(e).....

Signed.....

*On behalf.....

Date.....

**delete where appropriate*

(a) *This Certificate is for use with applications for planning permission, (section 22 of the Act). One of certificates A, B, C or D must be completed.*

(b) *“owner” in relation to any land, means a person who is for the time being the owner in respect of the fee simple thereof or is entitled to a tenancy thereof.*

Insert:

(c) *description of steps taken*

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- (d) *name of local newspaper*
- (e) *date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).*

PART 2

TOWN PLANNING ACT

NOTICE UNDER SECTION 21(2) OF APPLICATION FOR PLANNING PERMISSION (to be published in the Gazette and a local newspaper)

Proposed development at

(a).....

I give notice that

(b).....

is applying to the Development and Planning Commission for planning permission

to(c).....

Any owner* of the land who wishes to make representations about this application should write to the Development and Planning Commission at(d).....

.....

within 21 days of the date of publication of this notice.

Signed.....

On behalf of.....

Date.....

*delete where appropriate

”owner” in relation to any land, means a person who is for the time being the owner in respect of the fee simple thereof or is entitled to a tenancy thereof.

Insert:

(a) *address or location of the proposed development*

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- (b) applicant's name*
- (c) description of the proposed development*
- (d) address of the Commission.*

SCHEDULE 3

Regulation 8

TOWN PLANNING ACT

Notice to be sent to an applicant when the Commission refuses a permit or grants it subject to conditions (*To be endorsed on notices of decision*).

Appeals to the Development Appeals Tribunal.

-) If you are aggrieved by the decision of the Development and Planning Commission to refuse a permit for the proposed development or to grant it subject to conditions, then you can appeal to the Development Appeals Tribunal under section 24 of the Town Planning Act.
-) If you want to appeal, then you must do so within 28 days of the date of this notice.
-) The Development and Planning Commission can allow a longer period for giving notice of an appeal, but it will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.
-) The Development Appeals Tribunal need not consider an appeal if it seems to the Tribunal that the Commission could not have granted a permit for the proposed development or could not have granted it without the conditions it imposed, having regard to statutory requirements.

Date.....

SCHEDULE 4

Regulation 14

DESCRIPTION OF DEVELOPMENT

CONSULTEE

(a) Development likely to affect land in the Nature Reserve.

The Gibraltar Ornithological and Natural History Society.

(b) Development involving the manufacture, processing, keeping or use of a hazardous substance in such circumstances that there will at any one time be, or is likely to be, a notifiable quantity of such substance in, on, over or under any land.

The Health and Safety Inspectorate

(c) Development likely to result in a material increase in the volume or a material change in the character of traffic.

The Minister with responsibility for transport.

(d) Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving an existing or proposed road.

The Minister with responsibility for transport.

(e) Development likely to prejudice the improvement or construction of an existing or proposed road.

The Minister with responsibility for transport.

(f) Development of land involving the demolition, in whole or part, or the material alteration of a listed building.

The Heritage and Planning Division

(g) Development likely to affect the site of a listed building.

The Heritage and Planning Division

(h) Development for the purpose of refining or storing mineral oils and their derivatives.

The Environmental Agency

(i) Development involving the use of land for the deposit of refuse or waste.

The Environmental Agency

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(j) Development relating to the retention, treatment or disposal of sewage, trade-waster, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwelling-houses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto).

The
Environmental
Agency

(k) Development relating to the use of land as a crematorium.

The
Environmental
Agency

SCHEDULE 5

Regulation 15

PART A

Class A1. Shops

Use for all or any of the following purposes—

- (a) for the retail sale of goods other than hot food,
- (b) for the sale of tickets or as a travel agency,
- (c) for the sale of sandwiches or other cold food for consumption off the premises,
- (d) for hairdressing,
- (e) for the direction of funerals,
- (f) for the display of goods for sale,
- (g) for the hiring out of domestic of personal goods or articles,
- (h) for the reception of goods to be washed, cleaned or repaired,

where the sale, display or service is to visiting members of the public.

Class A2. Financial and professional services

Use for the provision of—

- (a) financial services, or
- (b) professional services (other than health or medical services), or
- (c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area,

where the services are provided principally to visiting members of the public.

Class A3. Food and drink

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Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.

PART B

Class B1. Business

Use for all or any of the following purposes—

- (a) as an office other than a use within class A2,
- (b) for research and development of products or processes, or
- (c) for any industrial process,

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2. General industrial

Use for the carrying on of an industrial process for or incidental to any of the following purposes—

- (a) the making of any article or part of any article (including a ship or vessel, or a film, video or sound recording);
- (b) the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or
- (c) the getting, dressing or treatment of minerals;

in the course of any trade or business.

Class B3. Storage or distribution

Use for storage or as a distribution centre.

PART C

Class C1. Hotels and hostels

Use as a hotel, boarding or guest house or as a hostel where, in each case, no significant element of care is provided.

Class C2. Residential Institutions

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

Class C3. Dwelling houses

Use as a dwelling house (whether or not as a sole or main residence)–

- (a) by a single person or by people living together as a family, or
- (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

PART D

Class D1. Non-residential institutions

Any use not including a residential use–

- (a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner,
- (b) as a creche, day nursery or day centre,
- (c) for the provision of education,
- (d) for the display or works of art (otherwise than for sale or hire),
- (e) as a museum,
- (f) as a public library or public reading room,
- (g) as a public hall or exhibition hall,
- (h) for, or in connection with, public worship or religious instruction.

Class D2. Assembly and leisure

Use as—

- (a) a cinema,
- (b) a concert hall,
- (c) a bingo hall or casino,
- (d) a dance hall,
- (e) a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.

SCHEDULE 6

Regulations 3 and 4

Nature of Application

Fee Payable

1. Applications for outline planning permission.

(1) Application for the erection of dwelling houses.

£60 up to 500m², £120 for over 500m² of the site area, subject to a maximum of £4,000

(2) Application for the erection of buildings other than buildings falling within subparagraphs (1), (3), (4), (5) or (7).

(i) Where the area of gross floor space to be created by the development does not exceed 40m² £60.

(ii) Where the area of gross floor space to be created by the development exceeds 40m² but does not exceed 75m² £120.

(iii) Where the area of gross floor space to be created by the development exceeds 75m² £120 for each 75m² (or part thereof) subject to a maximum of £6,000.

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(3) Application for the erection on land used for the purpose of agriculture or buildings to be used for agricultural purposes other than buildings falling within subparagraph (4).	£120 up to 100m ² (or part thereof) of the site area subject to a maximum of £3,000
(4) Application for the erection of glass houses on land used for the purpose of agriculture.	£60 where the gross floor space to be created by the development does not exceed 500m ² .
(5) Application for the erection, alteration or replacement of plant and machinery.	£120 up to 500m ² (or part thereof) of the site area, subject to a maximum of £6,000.
(6) Application for the construction of car parks, multi-storey car parks, service roads and other means of access.	£120
(7) Application for the carrying out of any operations not coming within any of the above categories.	£60 up to 500m ² (or part thereof) subject to a maximum of £6,000.
(8) Application for the making of a material change in the use of a building or land.	£120
(9) Application to demolish a building and/or structure where 70% of the estimated cost is–	
Under £5,000	£50
between £5,000 – £10,000	£80
£10,000 – £15,000	£100
£15,000 – £30,000	£120
£30,000 – £50,000	£150
exceeding £50,000	£180

2. Building Application fees:-

Plan fee	Inspection Fee
£	£

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**Repealed
Subsidiary
2001/025**

(1) Domestic Extension

Under 20m ²	21.00	64.00
Under 40m ²	42.00	128.00
Over 40m ² and not exceeding 80m ²	60.00	180.00
Detached garage or car port	21.00	64.00
Loft conversion	42.00	128.00

(2) Application for the enlargement, improvement or other alteration of existing dwelling houses	21.00	64.00
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(3) New houses and flats

No of dwelling	1	79.00	132.00
	2	158.00	264.00
	3	258.00	396.00
	4	316.00	528.00
	5	396.00	660.00
	6	448.00	792.00
	7	500.00	924.00
	8	556.00	1056.00
	9	605.00	1188.00
	10	658.00	1320.00
	11	686.00	1452.00
	12	732.00	1484.00
	13	738.00	1716.00
	14	764.00	1848.00
	15	790.00	1980.00
	16	818.00	2112.00
	17	845.00	2244.00
	18	870.00	2376.00
	19	897.00	2508.00
	20 and over	922.00	2640.00

(4) All other works where 70% of the estimated cost is under £1,000	9.00	27.00
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Between	£ and £		
	1000 - 2000	15.00	45.00
	2000 - 3000	18.00	54.00
	3000 - 4000	24.00	72.00

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**Repealed
Subsidiary
2001/025**

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4000 - 5000	30.00	90.00
5000 - 6000	36.00	103.00
6000 - 7000	42.00	125.00
7000 - 8000	48.00	143.00
8000 - 9000	50.00	152.00
9000 - 10000	54.00	161.00
10000 - 12000	60.00	180.00
12000 - 14000	69.00	206.00
14000 - 16000	78.00	235.00
16000 - 18000	87.00	260.00
18000 - 20000	96.00	287.00
20000 - 25000	112.00	336.00
25000 - 30000	127.00	381.00
30000 - 35000	147.00	426.00
35000 - 40000	164.00	493.00
40000 - 45000	180.00	538.00
45000 - 50000	194.00	585.00
50000 - 60000	217.00	650.00
60000 - 70000	254.00	762.00
70000 - 80000	282.00	875.00
80000 - 90000	314.00	942.00
90000 - 100000	344.00	1032.00
100000 - 140000	381.00	1144.00
140000 - 180000	493.00	1480.00
180000 - 240000	613.00	1538.00
240000 - 300000	762.00	2287.00
300000 - 400000	918.00	2736.00
400000 - 500000	1158.00	3476.00
500000 - 700000	1360.00	4681.00
700000 - 1000000	1771.00	5315.00
and thereafter for each additional £100,000 or part thereof	300.00	897.00