

UNDERSTANDING CLASS Q APPLICATIONS

FACT SHEET
Property Team



What is Class Q?

Certain agricultural buildings can be converted into houses without requiring planning permission under permitted development rights. This is called a Class Q application*, with approval granted by the local authority.

What can I achieve under Class Q?

You may be able to develop up to three houses within an existing agricultural building, or convert and develop up to 450 square metres of floor space, as long as your plans do not increase the external dimensions of the existing building.

What are the requirements for an application?

Our Class Q specialists can advise you on the numerous legal requirements and restrictions that must be met in making a Class Q application. These include:

- *Whether the previous usage of the building qualifies it for Class Q. If your agricultural building is no longer in use it must have last been used only for agriculture, otherwise your agricultural building must have had an agricultural use on 20th March 2013.*
- *What building works are permitted for the building to function as a house? Works must not include 'structural elements' and your agricultural building must be structurally strong enough to accept the building work required.*
- *Agricultural tenancies and how they may affect your application.*
- *Considering the impact on transport and local roads, the impact of noise, contamination and the risk of flooding.*

If you can meet Class Q criteria, the local authority should not refuse an application simply because the building is in a location where they would not normally grant planning permission.

My previous application was refused, is it worth applying again?

Government guidance on Class Q applications has been updated which means that local councils should be less restrictive in applying the rules. It may be worthwhile resubmitting your application under the new guidance.

How we can help

With significant experience in supporting clients on their Class Q applications, our planning experts can advise you on issues including:

- *Advice on your permitted development rights to convert an agricultural building.*
- *The best design and approach to maximise your chances of a successful application.*
- *Any planning conditions for the original agricultural building that may make it ineligible for a Class Q application.*
- *Navigating the application process, preparing your written application and acting as your agent for the application.*
- *The merits of an appeal, including making an appeal on your behalf.*

Why Stephens Scown?

Our specialist planning solicitors are highly ranked by Chambers' Guide to the Legal Profession and have extensive experience advising clients on all aspects of planning, including Class Q applications.

Our team fully understands the intricacies of planning across diverse sectors, including agriculture, leisure, retail and mining. And we provide it with a personable but professional approach and a dedication to your specific objectives.

As a fully engaged partner in your scheme, we can provide tailored insights on everything from applications and appeals, to Section 106 agreements, enforcements, judicial reviews, strategic planning and more.

* Class Q of Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) (Order) 2015, which used to be known as "Class MB".

Contact details:

www.stephens-scown.co.uk
0345 450 5558
planning@stephens-scown.co.uk



www.stephens-scown.co.uk/personal/residential-property/residential-property-planning/

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