

# Convert Your Barn to Residential

## New Permitted Development Rights

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Nathaniel Lichfield & Partners

Planning, Design, Economics.

2011-2012

2012-2013



RTPI Planning Consultancy of the Year 2012 and 2013



From 6 April, a new permitted development right (PDR) will come into force which may enable you to convert your agricultural building and land in its curtilage to residential use. The PDR is subject to various exceptions, limitations and conditions, and a prior approval process.

### Is Your Building...

- Not subject to an agricultural tenancy?
- Not within a National Park, the Broads, an AONB, a Conservation Area or World Heritage Site?
- Not a Listed Building and/or Scheduled Ancient Monument?

And was your building solely in agricultural use, as part of an established agricultural unit, on or before 21 March, 2013?

If your building meets all of the above requirements, you may have scope to utilise the new PDR and convert your agricultural building to residential use (Class C3) without having to apply for planning permission for the change of use, or the conversion works themselves.\*

\*Subject to a number of other exceptions, limitations and conditions, and a prior approval process.

The new PDR could be used to achieve 3 new homes, with a total area of up to 450 square metres.

### How can NLP help?



Nathaniel Lichfield & Partners (NLP) is a leading provider of planning advice. We have extensive experience in the residential property market and have previously secured prior approvals in a range of circumstances. NLP is therefore ideally placed to advise and support you, if you are considering a PDR request to a local planning authority for a determination as to whether prior approval will be required.

Please send us details of your property for further advice on how you may be able to utilise its potential for residential use through the new PDR.

### The Prior Approval Process

Rather than having to apply for planning permission to secure a change to residential use via this new PDR, a simpler, prior approval process has to be undertaken instead. With the PDR already giving approval for the change of use of the building and its curtilage, and for any reasonably necessary building works associated with the conversion, the faster prior approval process allows the LPA to undertake checks on a more limited number of issues relating to transport and highways impacts, noise, contamination and flood risk, as well as design, external appearance, location and siting.

### What is an 'Established Agricultural Unit'?



An 'established agricultural unit' is defined as 'agricultural land occupied as a unit for the purposes of 'agriculture on or before 20th March 2013 or for ten years before the date the development begins'.



### What is Class C3?

Dwellinghouses, i.e. a single household; or up to 6 residents living together where care is provided; or up to 6 residents living together where care is not provided.

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