

Class Q Permitted Development Rights

Agricultural Buildings to Dwellinghouses

Class Q of the General Permitted Development Order 2024 permits the change of use of a total of 1000m² of floorspace or up to 10 dwellings, in an existing agricultural building. No dwelling may exceed 150m². Small single storey rear extensions are allowed on areas of existing hardstanding.

Class Q only permits 'building operations reasonably necessary to

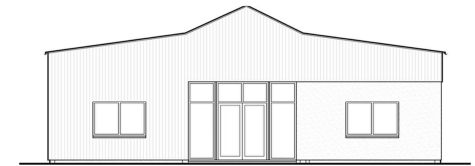
convert the building' meaning the existing structure has to be retained and no new structural elements may be added to enable the conversion of the building, although self-supporting mezzanine floors may be inserted. The residential curtilage is limited to the size of the footprint of the existing building. A restrained approach is required in terms of proposed cladding materials and window locations.

Hayes and Partners has been successful in a number of Class Q applications. If a Class Q conversion is allowed, we recommend a further planning task to secure a planning consent for conversion as this allows greater flexibility in timing, choice of materials and design. Hayes and Partners has achieved planning consent for redevelopment of agricultural buildings where a Class Q conversion has been allowed. These include more traditional materials, larger residential curtilages and a greater amount of demolition.

Existing Buildings



Approved Class Q Schemes



Approved Planning Application Schemes



Hayes & Partners

Architects
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