

Permitted Development Checklist:

Schedule 2 - Part 7 -Class M of the 'The Town and Country Planning (General Permitted Development) (England) Order 2015'

Reference: C-2519/3.1/-Schedule 2 Part 7 Class M Checklist

date: 21/09/2026

Development permitted.

M.1 Development is not permitted by Class M -

		Y	N
M1.a if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 and would <u>exceed the greater of</u> - (i) 25% of the cumulative footprint of the school, university, prison or hospital buildings as it was on 21st April 2021; or (ii) 250 square metres	The existing hospital buildings all within the at the St Richards site, all planning 'class E', have a combined gross ground floor area (footprint) of 19,598.64m² So, 25% of this is 4,899 m²; the greater amount of the options given in the act. The proposal is for 39m² (GIA), so is less than the 4,899m² still remaning available on this Hospital site.	Y	
M1.b in the case of a college, university, prison] or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises	The development is not within 5 metres of the site boundary.	Y	
M1.ba in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land	The development is not a School	N/A	
M1.c if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used.	The land is not currently or has ever been used as a playing field. It is hospital grounds.	N/A	
M1.d if the height of any new building erected would exceed - i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; ii) in all other cases, 6 metres	The proposed the development is an extension not a new building.	N/A	
M1.da if the height of any rooftop structure <u>to the new extension</u> would exceed 1.5 metres	The proposed the development is an extension not a new building.	N/A	
M1.e. if the height of the building as extended or altered would exceed: i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or ii) in all other cases, the height of the building being extended or altered	The building is an extension. The development is not within 10m of a boundary The propsoed extension does not exceed the height of the main ward block being extended	Y Y	
M1.f if the development would be within the curtilage of a listed building; or	The building is not within the curtilage of a listed building.	Y	
M1.g unless— i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education. ii) in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services. iii) in the case of a prison building		N/A Y N/A	
Conditions:			
M.2 Development is permitted by Class M subject to the following conditions—			
M2. (a) the development is within the curtilage of an existing school, college, university, prison] or hospital;	The proposed extension is in the curtilage of a hospital.	Y	
(b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university [F16, prison] or hospital;	The proposed extension is to be used as a hospital.	Y	
c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university [F16, prison] or hospital buildings; F17...	This is not an extension not a new building.	Y	
(d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered.	This new extension is not on Article 2(3) land.	Y	

(e) where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site.	This is not a school building	N/A	
(f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to— (i) transport and highways impacts of the proposed development; (ii) the design and external appearance of the erection, extension or alteration; or (iii) the impact of the development on heritage and archaeology;	This is not a University building	N/A	
(g) an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);	This is not a University building	N/A	
(h) development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval. (i) where proposed development under Class M relates to the erection, extension or alteration of an open prison building, before beginning development the developer must— (i) assess the contamination and flood risks of the development; (ii) identify measures to reduce, so far as practicable, any contamination or flood risks of the development; (iii) where the development is in an area within Flood Zone 3, carry out prior consultation in accordance with paragraph M.2B (procedure for prior consultation under Class M); and (iv) provide written notification to the local planning authority of the proposed development with the documents and information listed in sub-paragraph (j);	This is not an Open Prison building	N/A	
(j) the documents and information specified in sub-paragraph (i)(iv) are— (i) a written description of the proposed development; (ii) a plan indicating the site and showing the proposed development; (iii) a drawing, prepared to an identified scale, showing— (aa) in the case of a building to be erected, the proposed external dimensions and elevations of that building; and (bb) in the case of a building to be extended or altered, the external dimensions and elevations of that building both before and after the proposed extension or alteration; (iv) the proposed commencement date; (v) written confirmation that development will not take place on any land used as a playing field, and remaining in that use, at any time in the 5 years before the proposed commencement date; (vi) the developer's contact address; and (vii) the developer's email address if the developer is content to receive communications electronically.]	As this is a healthcare building and <u>not</u> a school, university or a prison building no prior approval application is required	Y	

Conclusion:

The proposed new roof top plant room at Princess Royal Hospital is within the restrictions of Schedule 2 Part 7 Class M of The Town and Country Planning (General Permitted development) (England) Order 2015 (with 2021 revisions).