



Ministry of Housing,  
Communities &  
Local Government

**Ministry of Housing, Communities & Local  
Government**

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[www.gov.uk/mhclg](http://www.gov.uk/mhclg)

Our Ref: 4429522  
Your Ref:

Date: 4 September 2019

Dear Steve Fitzgerald,

I am sorry that my letter of 21 August was not clear about the role of permitted development rights. These are a national grant of planning permission, given by the Secretary of State.

For development to benefit from this grant of planning permission it must comply with the limits and conditions in the right. Development that does not meet the limits set out in the Town and Country Planning (General Permitted Development) Order 2015, as amended, would require an application for planning permission. This is the case regardless of who the developer is.

Local planning authorities can consult the local community on granting blanket planning permissions for specific development by issuing local development orders. These orders may permit more development than national permitted development rights allow in a specific area, enabling authorities to act locally to tailor national permitted development rights to local circumstances. Local planning authorities can also consult the local community on removing permitted development rights by making an Article 4 direction where it is felt that it is necessary to protect the local amenity or wellbeing of an area. This means there can be local debate on whether the rights are appropriate.

If you consider that your local authority has not acted properly in relation to permission for development you may wish, in the first instance, to make a complaint through the authority's formal complaints procedure. Details of the complaints process should be available on the local authority's website.

Yours sincerely

Helen Marks