

Guide to Use Classes Order in England

(06 April 2014)

The table below is intended as general guidance only. Reference needs to be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and The Town and Country Planning (General Permitted Development) Order 1995 (as amended), for limitations, conditions and details of any requirements for any application for determination as to whether the prior approval of the local planning authority will be required.

A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes	<p>Permitted change to a mixed use as A1 and up to 2 flats</p> <p>Temporary permitted change (2 years) for up to 150 sq.m to A2, A3, B1 (interchangeable with notification)</p> <p>Permitted change to C3, together with building operations 'reasonable necessary' for conversion (subject to prior approval process)</p> <p>Permitted change to use as 'deposit-taker' within Class A2 (not payday loan or betting shop)</p>
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services), betting offices	<p>Permitted change to Class A1 where there is a display window at ground floor level. Permitted change to a mixed use for any purpose within Class A2 and up to 2 flats</p> <p>Temporary permitted change (2 years) for up to 150 sq.m to A1, A3, B1 (interchangeable with notification)</p> <p>Permitted change to C3, together with building operations 'reasonable necessary' for conversion (subject to prior approval process)</p> <p>Permitted change to use as 'deposit-taker' within Class A2 (not payday loan or betting shop)</p>
A3 Food and Drink	Restaurants and cafes	<p>Permitted change to Class A1 where there is a display window at ground floor level and Class A2</p> <p>Temporary permitted change (2 years) for up to 150 sq.m to A1, A2, B1 (interchangeable with notification)</p>
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments	<p>Permitted change to A1, A2 or A3</p> <p>Temporary permitted change (2 years) for up to 150 sq.m to A1, A2, A3, B1 (interchangeable with notification)</p>
A5 Hot Food Take-away	For the sale of hot food for consumption off the premises	<p>Permitted change to A1, A2 or A3</p> <p>Temporary permitted change (2 years) for up to 150 sq.m to A1, A2, A3, B1 (interchangeable with notification)</p>
B1 Business	<p>a) Office other than a use within Class A2</p> <p>b) Research and development of products or processes</p> <p>c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)</p>	<p>Permitted B1 change to Class B8 subject to total floorspace being no greater than 500 sq.m</p> <p>B1(a) office permitted change to C3 subject to: prior approval process; previous use timings; limitations and exempt areas (until 30.05.16)</p> <p>Temporary permitted change (2 years) for up to 150 sq.m to A1, A2, A3 (interchangeable with notification)</p> <p>Permitted B1 change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval process)</p>
B2 General Industry	Industrial process other than that falling within Class B1	Permitted change to Class B1 and Class B8. Permitted change to B8 is subject to total floorspace being no greater than 500 sq.m
B8 Storage or Distribution	Use for storage or as a distribution centre	Permitted change to Class B1 subject to total floorspace being no greater than 500 sq.m

C1 Hotels	Hotels, boarding and guest houses (where no significant element of care is provided)	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval process)
C2 Residential Institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval process)
C2a Secure Residential Institutions	Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval process)
C3 Dwellinghouses	Use as a dwellinghouse (whether or not a main residence) by: a) A single person or by people to be regarded as forming a single household b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)	Permitted change to C4
C4 Houses in multiple occupation	Use of a dwelling house by 3-6 residents as a 'house in multiple occupation' (HMO) NB Large HMOs (more than 6 people) are unclassified therefore sui generis	Permitted change to C3
D1 Non-residential Institutions	Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	Temporary permitted change (2 years) for up to 150 sq.m to A1, A2, A3, B1 (interchangeable with notification)
D2 Assembly and Leisure	Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms	Permitted change to state-funded school or registered nursery (and back to previous lawful/use) (subject to prior approval process) Temporary permitted change (2 years) to A1,A2,A3,B1 (interchangeable with notification)

NB: Any building in any Use Class (with limitations and conditions) can be used as a state-funded school for 1 academic year.

NB: Where planning permission granted after 5 December, 1988, permitted development rights allow the use to be changed to another use granted permission at the same time for a period of ten years from the date of planning permission: GPDO (1995) as amended Schedule 2 Part 3 Class E.

Sui Generis (uses which do not fall within the specified use classes above)	Includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations	No permitted change except casino to D2
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Other changes of use	Agricultural buildings	See 2013 GPDO amendment for flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and conditions including some prior approval requirements) See 2014 GPDO amendment for permitted change to C3, together with building operations 'reasonably necessary' for conversion (subject to prior approval process) See 2014 GPDO amendment for permitted change to state-funded school or registered nursery
	Mixed use A1 or A2 plus residential	Permitted change to C3, together with building operations 'reasonably necessary' for conversion (subject to prior approval process)

Please feel free to contact Cundall should you require advice

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