

# Use Classes Order 2013

The following list gives an indication of the Use Classes for England\*

TCPA use classes order	Use/description of development	Permitted change
<b>A1:</b> Shops	The retail sale of goods to the public: Shops, Post Offices, Travel Agencies and Ticket Agencies, Hairdressers, Funeral Directors and Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).	Mixed use of A1 and single flat or A2, A3 or B1 up to 150 sqm (for up to 2yrs)
<b>A2:</b> Financial and Professional Services	Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents and Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).	A1 (where there is a ground floor display window) or Mixed use of A2 and single flat or A1, A3 or B1 (for up to 2yrs)
<b>A3:</b> Restaurants and Cafés	Restaurants and Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafés which are now A1.	A1 or A2 or B1 up to 150 sqm (for up to 2yrs)
<b>A4:</b> Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).	A1, A2 or A3 up to 150 sqm (for up to 2yrs)
<b>A5:</b> Hot Foo Take-away	Take-aways (i.e. premises where the primary purpose is the sale of hot food to take-away).	A1, A2 or A3 up to 150 sqm (for up to 2yrs)
<b>B1:</b> Business	a) Offices, other than a use within Class A2 (Financial Services) b) Research and development of products or processes c) Light industry.	C3† (B1a only) B8 (where no more than 500 sqm) up to 150 sqm or A1, A2 or A3 (for up to 2yrs)
<b>B2:</b> General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1.	B1 or B8 (B8 limited to 500 sqm)
<b>B8:</b> Storage and Distribution	Use for storage or distribution centre.	B1 (where no more than 500 sqm)
<b>C1:</b> Hotels	Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.	D1† (state-funded school only)
<b>C2:</b> Residential Institutions	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).	D1† (state-funded school only)
<b>C2A:</b> Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	D1† (state-funded school only)
<b>C3:</b> Dwelling Houses	Use as a dwellinghouse (whether or not as a sole or 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 for residents (other than use within C4)	C4
<b>C4:</b> Dwelling Houses	Use as a dwellinghouse by not more than six residents as a "house in multiple occupation".	C3

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<b>D1:</b> Non-Residential Institutions	Clinics & Health Centres, Crèches, Day Nurseries and Day Centres, Museums, Public Libraries, Art Galleries and Exhibition Halls, Law Court, Non-Residential Education and Training Centres. Places of Worship, Religious Instruction and Church Halls.	A1, A2 or A3 or B1 up to 150 sqm (for up to 2yrs)
<b>D2:</b> Assembly and Leisure	Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.	D1† (state-funded school only) or A1, A2, A3 or B1 up to 150 sqm (for up to 2yrs)
Sui - Generis*	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms.	No Permitted Change
	Casinos - following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.	D2

\* Where uses do not fall within the four main use classes they are classified as sui-generis. We have provided examples of some sui-generis uses but this list is not exhaustive.

† Subject to prior approvals reviewed from the Local Planning Authority to state that the proposed change of use is acceptable in terms of highway impact and contamination and flood risk. Does not apply to listed buildings, scheduled ancient monuments or parts of military explosive storage or safety hazard areas.

**Footnote:** Town and Country Planning Act 1990, as amended by the Use Classes (Amendment) Order 2010, and General Permitted Development (No.2) (Amendment) Order 2010 and written confirmation obtained from the Local Planning Authority that no consent is required. No liability is accepted for the information it contains or for any errors or omissions. Any building (except those excluded under †) may be approved for use as a state-funded school for a period of up to 1 academic year by the relevant Minister.

For further information and more detailed professional advice please contact:

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