

Use Classes Order Guide (England)

This advice note is intended as general guidance to the existing Use Classes regulations.

Reference should be made to the appropriate sections of the Town and Country Planning (Use Classes) Order 19897 (as amended), the General Permitted Development (England) Order 2015, the GPDO Amendment Order 2016, the GPDO Amendment Order 2017, the No.2 GPDO Amendment Order 2017, the GPDO Amendment Order 2018, and the GPDO Amendment Order 2019 for full limitations (e.g. floorspace thresholds), restrictions, conditions and details of any requirements for prior approval of the Local Planning Authority which may be required.

A1 Shops Permitted Change

Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

- A2.
- A3 up to 150sqm (subject to Prior Approval).
- D2 up to 200sqm (subject to Prior Approval).
- A1 or mixed A1 and dwelling house to C3 (subject to Prior Approval)
- B1 up to 500 sqm (subject to Prior Approval)
- Temporary permitted change (3 years) to A2, A3, B1 (interchangeable with notification)
- To and from mixed use comprising A1 or A2 and up to 2 flats

A2 Financial & Professional Services

Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses.

- A1, where there is a display window at ground floor level.
- To or from a mixed use for any purpose within A2 and up to 2 flats.
- A3 up to 150 sqm (subject to Prior Approval)
- D2 up to 200 sqm (subject to Prior Approval)
- Of A1 or mixed A1 and dwellinghouse to C3 (subject to Prior Approval)
- B1 up to 500 sqm (subject to Prior Approval)
- Temporary permitted change (3 years) to A1,A3, B1 (interchangeable with notification)
- To and from mixed use comprising A1 or A2 and up to 2 flats

A3 Restaurants & Cafes

For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

- A1 or A2.
- Temporary permitted change (3 years) to A1, A2, B1 (interchangeable with notification)

A4 Drinking Establishment

Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.

- C3 ("drinking establishments with expanded food provision")

A5 Hot Food Takeaways

For the sale of hot food for consumption off the premises.

- A1, A2 or A3
- Temporary permitted change (3 years) to A1, A2, A3, B1 (interchangeable with notification)
- Residential C3 up to 150 sqm (subject to Prior Approval)

B1 Business

Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

- B8 up to 500 sqm
- Of B1(a) office to C3 (to be completed within 3 years from prior approval date and subject to Prior Approval)
- Temporary permitted change (3 years) to A1, A2, A3 (interchangeable with notification)
- Of B1(c) light industrial to residential C3 (from 1 October 2017 to 30 September 2020 only and subject to completion within 3 years of prior approval date)
- Permitted change to state funded school or registered nursery and back to previous land use (subject to Prior Approval)

B2 General Industrial

Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

Permitted Change

- B1.
- B8.

B8 Storage & Distribution

This class includes open air storage.

- B1 up to 500 sqm (subject to Prior Approval)
- Temporary permitted change to C3 (subject to Prior Approval application determined / expired without determination by 10 June 2019)

C1 Hotels

Hotels, boarding and guest houses - where no significant element of care is provided

- To state funded school or registered nursery and back to previous land use (subject to Prior Approval)

C2 Residential Institutions

This class is formed of 2 parts:

- C2: Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes.
- C2a: Secure Residential Units. Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks

- To state funded school or registered nursery and back to previous land use (subject to Prior Approval)

C3 Dwelling Houses

This class is formed of 3 parts:

- C3(a): use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
- C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

- C4

C4 Houses in Multiple

Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

- C3

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D1 Non Residential Institutions

<p>This class is formed of several parts:</p> <ul style="list-style-type: none"> D1: Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres. D1(a) Medical or health services except the use of premises attached to the residence of the consultant) D1(d) the display of works of art (otherwise than for sale or hire) D1(e) Museum D1(f) Public Library or Public reading room D1(g) Public hall or exhibition hall) 	<ul style="list-style-type: none"> Temporary permitted change (3 years) to A1, A2, A3, B1 (interchangeable with notification)
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D2 Assembly & Leisure

<p>Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).</p>	<ul style="list-style-type: none"> Temporary permitted change (3 years) to A1, A2, A3, B1 (interchangeable with notification) State funded school or registered nursery and back to previous land use (subject to Prior Approval)
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Sui Generis *Not in any use class*

<p>Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.</p>	Casinos	D2 A3 only if existing building is under 150 sqm and subject to Prior Approval C3 up to 150 sqm and subject to Prior Approval
	Betting Offices and pay day loan shops	A1, A2, A3, D2 subject to Prior Approval Temporary permitted change (3 years) to A1, A2, A3 or B1 Mixed use comprising betting office / betting office, pay day loan shop or laundrette to C3 (subject to prior approval) Mixed use betting office and up to two flats to A1 (if a display window at ground floor level), A2 or betting office.
	Agricultural buildings	Permitted change to state funded school or registered nursery (subject to Prior Approval)

- Notes:
- Sui Generis is a term which refers to a use in a class of its own. Any use not falling within a specific class within the Use Class Order falls within this category.
 - This is a general guide only and is not intended to be a comprehensive or a substitute for taking detailed professional advice.



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