# Guide to Use Classes Order in England (from 24 March 2020)

This two page guide is intended as general guidance only. Reference must be made to the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by the 2016 Amendment Order, the 2017 Amendment Order, the 2017 (No 2) Amendment Order, the 2018 Amendment Order, the Town and Country Planning (Permitted Development, Advertisement and Compensation Amendment) Regulations 2019, and the 2020 Amendment Order for limitations (e.g. floorspace maxima), restrictions, 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 (which may include the prior approval of building operations).

## Use Class

### A1
Shops, retail warehouses, post offices, ticket and travel agencies, sales of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes

**Permitted Change**
- Temporary permitted change (3 years) to A2, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)
- Permitted change of A1 or mixed A1 and dwellinghouse to C3 (subject to prior approval) (see also 2018 Order)
- Permitted change to A2 (see also 2018 Order)
- Permitted change to A2 (subject to prior approval) (see also the 2018 Order)
- Permitted change to B1(a) offices (subject to prior approval)
- Permitted change to D2 (subject to prior approval)
- Permitted change from A1 to mixed use (A1 or A2 & up to 2 flats); and from mixed use (A1 & up to 2 flats) to A2 or A1

### A2
Financial and professional services

**Permitted Change**
- Temporary permitted change (3 years) to A1, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)
- Permitted change from A2 or mixed A2 and dwellinghouse to C3 (subject to prior approval)
- Permitted change to A3 (subject to prior approval)
- Permitted change to B1(a) offices (subject to prior approval)
- Permitted change to D2 (subject to prior approval)
- Where there is a display window at ground floor level, permitted change from A2 or mixed use (A2 & up to 2 flats) to mixed use (A1 & up to 2 flats) or A1
- Permitted change from A2 to mixed use (A2 & up to 2 flats) and from mixed use (A2 & up to 2 flats) to A2

### A3
Restaurants and cafes

**Permitted Change**
- Permitted change to A1 or A2
- Temporary permitted change (3 years) to A1, A2, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)
- Temporary permitted change of use to a use for the provision of takeaway food, including class A5 (from 24 March 2020 to 23 March 2021, subject to notification)

### A4
Public houses, wine bars or other drinking establishments

**Permitted Change**
- Permitted change to or from a use falling “within Class A4 with a use falling within Class A3” (“drinking establishments with expanded food provision”)
- Temporary permitted change of use to a use for the provision of takeaway food, including class A5 (from 24 March 2020 to 23 March 2021, subject to notification)

### A5
For the sale of hot food for consumption off the premises

**Permitted Change**
- Permitted change to A1, A2 or A3
- Temporary permitted change (3 years) to A1, A2, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)
- Permitted change to B1(a) offices (subject to prior approval)
- Permitted change to C3 (subject to prior approval)

## Use Class

### B1
Business

**Permitted Change**
- a. Office other than a use within Class A2
- b. Research and development of products or processes
- c. For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)

### B2
General industry

**Permitted Change**
- Industrial process other than that falling within Class B1

### B8
Storage or distribution

**Permitted Change**
- Use for storage or as a distribution centre

### C1
Hotels

**Permitted Change**
- Hotels, boarding and guest houses (where no significant element of care is provided)

### C2a
Secure residential institutions

**Permitted Change**
- Prisons, young offenders’ institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks

### C3
Dwelling houses

**Permitted Change**
- Uses as a dwellinghouse (whether or not as main residence) by:
  - A single person or by people to be regarded as forming a single household
  - Not more than 6 residents living together as a single household where care is provided for residents; or
  - Not more than 6 residents living together as a single household where no care is provided to residents (other than use within Class C4)

### C4
Houses in multiple occupation

**Permitted Change**
- Use of a dwellinghouse by 3-6 residents as a ‘house in multiple occupation’ (HMO)
  - NB: Large HMOs (more than 6 people) are unclassified therefore sui generis
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**Use Class**

**Use**

- 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
- Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasia, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms

**Permitted Change**

- Temporary permitted change (3 years to A1, A2, A3, B1 (interchangeable with notification)
- Permitted change to state-funded school or registered nursery and back to previous lawful use (subject to prior approval)
- Temporary permitted change (3 years to A1, A2, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)

**Use Class**

**SUI GENERIS**

(uses which do not fall within the specified use classes above)

**Use**

- 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, betting offices, pay day loan shops

**Permitted Change**

- Casino to A3 (subject to prior approval)
- Casino to D2
- Amusement centre or casino to C3 (subject to prior approval)
- Betting office or pay day loan shop to A1, A2, A3, D2 (subject to prior approval)
- Betting office or pay day loan shop to mixed use A1 and up to 2 flats (if a display window at ground floor level), or mixed A2 and up to 2 flats, or mixed use betting office or pay day loan shop and up to 2 flats
- Betting office, pay day loan shop or launderette to B1(a) offices (subject to prior approval)
- Mixed use betting office, pay day loan shop or launderette and dwellinghouse to C3 (subject to prior approval)
- Mixed use betting office or pay day loan shop and up to two flats to A1 (if a display window at ground floor level), A2, betting office or payday loan shop
- Temporary permitted change (3 years from betting office or pay day loan shop to A1, A2, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification)
- Permitted change to C3 (subject to prior approval) (the provisions of the 2005 Order must be read with the provisions of the 2018 Amendment Order and 2019 Amendment Regulations)
- Flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and prior approval process): new use is sui generis
- Permitted change to state-funded school or registered nursery (subject to prior approval)

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