Guide to Use Classes Order in England (from 6 April 2018)

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) Order 2015, as amended by the 2016 Amendment Order, the 2017 Amendment Order, and the 2017 (No2) Amendment Order and the 2018 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
- 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
- Permitted change to or from a mixed use as A1 or A2 & up to 2 flats
- Temporary permitted change (2 years) to A1, A2, B1 (interchangeable with notification)
- Permitted change of AI or mixed AI and dwellinghouse to C3 (subject to prior approval) (see also 2018 Order)
- Permitted change to A2 (see also 2018 Order)
- Permitted change to A3 (subject to prior approval) (see also the 2018 Order)
- Permitted change to D2 (subject to prior approval)

### Use Class A2 Financial and professional services
- Banks, building societies, estate and employment agencies, professional services (not health or medical services)
- Permitted change to A1 where there is a display window at ground floor level. Permitted change to or from a mixed use for any purpose within A2 and up to 2 flats.
- Temporary permitted change (2 years) to AI, A2, B1 (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 D2 (subject to prior approval)

### Use Class A3 Food and drink
- Restaurants and cafes
- Permitted change to Class AI and Class A2
- Temporary permitted change (2 years) to AI, A2, B1 (interchangeable with notification)

### Use Class A4 Drinking establishments
- Public houses, wine bars or other drinking establishments
- Permitted change to or from a use falling within Class A4 with a use falling within Class A3 (‘drinking establishments with expanded food provision’)

### Use Class A5 Hot food takeaways
- For the sale of hot food for consumption off the premises
- Permitted change to AI, A2 or A3
- Temporary permitted change (2 years) to AI, A2, A3, B1 (interchangeable with notification)

### Use Class B1 Business
- Office other than a use within Class A2
- Research and development of products or processes
- For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)
- Permitted BI change to B8
- BI(a) office permitted change to C3 (to be completed within a period of 3 years from prior approval date) (see 2016 and 2017 orders)
- Temporary permitted change (2 years) to A1, A2, A3 (interchangeable with notification)
- Permitted BI change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
- Permitted BI change from B1(c) light industrial to C3 (temporary permitted development right; prior approval application must be determined / expired without determination by 30 September 2020)

### Use Class B2 General industry
- Industrial process other than that falling within Class B1
- Permitted change to BI and B8

### Use Class B8 Storage or distribution
- Use for storage or as a distribution centre
- Permitted change to BI
- Permitted change to C3 (temporary permitted development right: prior approval application must be determined / expired without determination by 30 June 2019)

### Use Class 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)

### Use Class 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)

### Use Class 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)

### Use Class C3 Dwelling houses
- Use as a dwellinghouse (whether or not a main residence) by:
  - A single person or by people to be regarded as forming a single household
  - Not more than six residents living together as a single household where no care is provided for residents; or
  - 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

### Use Class C4 Houses in multiple occupation
- Use of a dwellinghouse by 3-6 residents as a ‘house in multiple occupation’ (HMO)
- Permitted change to C3
- NB: Large HMOs (more than 6 people) are unclassified therefore sui generis

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<tr>
<th>Use Class</th>
<th>Use</th>
<th>Permitted Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>D1</strong> Non-residential institutions</td>
<td>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</td>
<td>Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)</td>
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<tr>
<td><strong>D2</strong> Assembly and leisure</td>
<td>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</td>
<td>Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval) Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)</td>
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</table>

**NB:**
- Any building in any Use Class, except Class A4 or Class A3 and A4 use (drinking establishment with expanded food provision), can be used as a state-funded school for up to two academic years (with limitations and conditions).
- Certain vacant commercial land (with all buildings demolished) may be developed to provide temporary school buildings, and the land used as a state-funded school for up to 3 academic years, subject to prior approval, and with limitations and conditions, including that the building must be removed at the end of the third academic year.

Where planning application made 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, unless consisting of a change of use to a betting office or pay day loan shop: GPDO (2015) Schedule 2 Part 3 Class V.

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<td><strong>SUI GENERIS</strong> (uses which do not fall within the specified use classes above)</td>
<td>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, funfares, waste disposal installations, betting office, pay day loan shop</td>
<td>Casino to A3 (subject to prior approval) Casino to D2 Amusement centre or casino to D3 (subject to prior approval) (see also 2018 Order) 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 two flats (if a display window at ground floor level), or mixed A2 and up to two flats, or mixed use betting office or pay day loan shop and up to two flats Betting office, pay day loan shop or launderette to C3 (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 and up to two flats to A1 (if a display window at ground floor level), A2 or betting office Temporary permitted change (2 years) from betting office or pay day loan shop to A1, A2, A3 or B1</td>
</tr>
<tr>
<td><strong>OTHER CHANGES OF USE</strong></td>
<td>Agricultural buildings</td>
<td>Permitted change to C3 (subject to prior approval) (the provisions of the 2015 Order must be read with the provisions of the 2018 Amendment Order) 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)</td>
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