Guide to the Use Classes Order in England (from 1 October 2020)

Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, our updated two page guide to the Use Classes Order in England brings together all of the latest changes.

This is intended as an initial reference guide only. Reference must be made to the Use Classes Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) 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).

There have been numerous amendments to these Orders and reference to consolidated versions is recommended.

### Use Class from 1 September 2020

<table>
<thead>
<tr>
<th>Class</th>
<th>Use Class until 31 August 2020 and for the purpose of interpreting permitted development rights to 31 July 2021</th>
<th>Permitted change until at least 31 July 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class B2</td>
<td>General industry Industrial process other than that falling within Class B1</td>
<td>Permitted change to B1 and B2</td>
</tr>
<tr>
<td>Class B8</td>
<td>Storage and distribution Use for storage or as a distribution centre</td>
<td>Permitted change to B1</td>
</tr>
<tr>
<td>Class C1</td>
<td>Hotels Hotels, boarding and guest houses (where no significant element of care is provided)</td>
<td>Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
</tr>
<tr>
<td>Class C2</td>
<td>Residential institutions Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hostels, nursing homes</td>
<td>Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
</tr>
<tr>
<td>Class C2a</td>
<td>Secure residential institutions Prisons, young offenders’ institutions, detention centres, secure training centres etc.</td>
<td>Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
</tr>
<tr>
<td>Class C3</td>
<td>Dwellings Houses</td>
<td>Permitted change to C4</td>
</tr>
<tr>
<td>Class C4</td>
<td>Houses in Multiple Occupation</td>
<td>Permitted change to C3</td>
</tr>
</tbody>
</table>

### Use Class until 31 August 2020 and for the purpose of interpreting permitted development rights to 31 July 2021

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Permitted change until at least 31 July 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 - Shops (part) 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</td>
<td>Temporary permitted change (3 years) in a flexible use falling within A1, A2, B1 (e.g. where a condition prevents operation of the UCO) public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2018 Order</td>
</tr>
<tr>
<td>A2 - Financial and professional services (banks, building societies, estate and employment agencies, professional services (not health or medical services))</td>
<td>Temporary permitted change (3 years) in a flexible use falling within A1, A2, B1 (e.g. where a condition prevents operation of the UCO) public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2018 Order</td>
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<tr>
<td>A3 - Food and drink Restaurants and cafes</td>
<td>Temporary permitted change (3 years) in a flexible use falling within A1, A2, B1 (e.g. where a condition prevents operation of the UCO) public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2018 Order</td>
</tr>
<tr>
<td>B1 - Business 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)</td>
<td>Permitted change to B8</td>
</tr>
<tr>
<td>B2(a)</td>
<td>Office permitted change to C3</td>
</tr>
<tr>
<td>B3</td>
<td>Temporary permitted change of use to a flexible use falling within A2, A3, B1 (e.g. where a condition prevents operation of the UCO) public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2018 Order</td>
</tr>
<tr>
<td>B4</td>
<td>Temporary permitted change of use to a flexible use falling in any residential area without causing detriment to the amenity</td>
</tr>
<tr>
<td>B5</td>
<td>Temporary permitted change of use to a flexible use falling within A1, A2, A3, B1 (interchangeable with notification) see also 2018 Order</td>
</tr>
<tr>
<td>B6</td>
<td>Temporary permitted change until at least 31 July 2021</td>
</tr>
<tr>
<td>C1 - Hotels</td>
<td>Permitted change to mixed use (A1 &amp; up to 2 flats) and from mixed use (A1 &amp; up to 2 flats) to A1 or A2</td>
</tr>
<tr>
<td>C2 - Residential institutions</td>
<td>Permitted change to mixed use (A1 or A2 &amp; up to 2 flats) and from mixed use (A1 or A2 or up to 2 flats) to A1 or A2</td>
</tr>
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### Permitted change until at least 31 July 2021

<table>
<thead>
<tr>
<th>Class E</th>
<th>Commercial, Business and Service</th>
</tr>
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<tbody>
<tr>
<td>A1 - Shops (part)</td>
<td>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</td>
</tr>
<tr>
<td>A2 - Financial and professional services (banks, building societies, estate and employment agencies, professional services (not health or medical services))</td>
<td>Temporary permitted change (3 years) in a flexible use falling within A1, A2, B1 (e.g. where a condition prevents operation of the UCO) public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2018 Order</td>
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<tr>
<td>A3 - Food and drink Restaurants and cafes</td>
<td>Temporary permitted change (3 years) in a flexible use falling within A1, A2, B1 (e.g. where a condition prevents operation of the UCO) public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2018 Order</td>
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<tr>
<td>B1 - Business</td>
<td>Permitted change B1 to B8</td>
</tr>
<tr>
<td>C1 - Hotels</td>
<td>Temporary permitted change of use to a flexible use falling within A1, A2, A3, B1 (interchangeable with notification) see also 2018 Order</td>
</tr>
<tr>
<td>C2 - Residential institutions</td>
<td>Temporary permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
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<tr>
<td>C2a - Secure residential institutions</td>
<td>Temporary permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
</tr>
<tr>
<td>C3 - Dwellings</td>
<td>Temporary permitted change of use to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
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<tr>
<td>C4 - Houses in Multiple Occupation</td>
<td>Temporary permitted change of use to a flexible use falling within A1, A2, A3, B1 (interchangeable with notification) see also 2018 Order</td>
</tr>
<tr>
<td>D2 - Assembly and leisure (part) Gymnasiums, indoor recreations not involving motorised vehicles or firearms</td>
<td>Temporary permitted change until at least 31 July 2021</td>
</tr>
</tbody>
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<tr>
<td><strong>Class F1</strong> Learning and non-residential institutions</td>
<td>Di – Non-residential institutions (part)</td>
<td>See Class Di permitted development rights above</td>
</tr>
<tr>
<td><strong>Class F2</strong> Community Use</td>
<td>D2 – Assembly and leisure (part)</td>
<td>See Class D2 permitted development rights above</td>
</tr>
<tr>
<td><strong>Class F3</strong> Local Community Use</td>
<td>AI – Shops (part)</td>
<td>See Class AI permitted development rights above</td>
</tr>
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</table>

### Additional changes of use

#### Agriculture buildings
- 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 and 2019 Amendment Regulations). See also 2020 Order.
- Flexible changes to A1, A2, A3, B1, B2, 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).

#### Temporary change of use
- Any building in any Use Class and any land within its curtilage, except Class A4 or Class AA use (“drinking establishments with expanded food provision”), can be used as a state-funded school for up to 3 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.

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