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.

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

<table>
<thead>
<tr>
<th>Use Class from 1 September 2020</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><strong>Class B2 - General industry</strong></td>
<td>Permitted change to B1 and B2</td>
<td>Temporary permitted change until at least 31 July 2021</td>
</tr>
<tr>
<td><strong>Class B8 - Storage and distribution</strong></td>
<td>Use for storage or as a distribution centre</td>
<td>Permitted change to B1</td>
</tr>
<tr>
<td><strong>Class C1 - Hotels</strong></td>
<td>Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
<td>Temporary permitted change (3 years) to a flexible use falling within A1, A2, A3, B1, etc.</td>
</tr>
<tr>
<td><strong>Class C2 - Residential institutions</strong></td>
<td>Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes</td>
<td>Permitted change to D2 (subject to prior approval)</td>
</tr>
<tr>
<td><strong>Class C2a - Secure residential institutions</strong></td>
<td>Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)</td>
<td>Permitted change to D2 (subject to prior approval)</td>
</tr>
<tr>
<td><strong>Class C3 - Houses in Multiple Occupation</strong></td>
<td>Permitted change to C4</td>
<td>Permitted change to D2 - Assembly and houses (part)</td>
</tr>
<tr>
<td><strong>Class C4 - Houses in Multiple Occupation</strong></td>
<td>Permitted change to C3</td>
<td>Permitted change to D2 - Assembly and houses (part)</td>
</tr>
</tbody>
</table>

Temporary permitted change (3 years) to a flexible use falling within A1, A2, A3, B1, etc. (e.g. where a condition prevents operation of the UCO)

Permitted change of A2 or mixed A2 and dwellinghouse to C3 (subject to prior approval) (subject to prior approval) (see also 2020 Order)

Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval) (see also 2020 Order)

Temporary permitted change of A1 or mixed A1 and dwellinghouse to C1 (subject to prior approval) (see also 2020 Order and 2020 Order)

Temporary permitted change until at least 31 July 2021

Temporary permitted change until at least 31 July 2021

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

### Use Class from 1 September 2020

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<thead>
<tr>
<th>Use Class</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Class F1</strong> Learning and non-residential institutions</td>
<td><strong>D1</strong> - Non-residential institutions (part) Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law court</td>
<td>See Class D1 permitted development rights above</td>
</tr>
<tr>
<td><strong>Class F2</strong> Local Community Uses Community halls, outdoor sport or recreation not involving motorised vehicles or firearms, indoor or outdoor swimming pools or skating rinks, shop of less than 280sqm</td>
<td><strong>D2</strong> - Assembly and leisure (part) Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms</td>
<td>See Class D2 permitted development rights above</td>
</tr>
<tr>
<td><strong>Class F3</strong> Health Care Uses Clinic, health centre, general practitioner’s surgery</td>
<td><strong>A1</strong> - Shops (part)</td>
<td>See Class A1 permitted development rights above</td>
</tr>
</tbody>
</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 2018 Amendment Regulations). See also 2020 Order
  - Flexible changes to A1, A2, A3, B1, B2, CL 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.

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 (GDPO (2020) Schedules Part 2 Part 3 Class V).

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### Uses which do not fall within the specified use classes above

- **Sui generis**
  - Uses which do not fall within the specified use classes above
  - 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, laundrettes, tool or vehicle hire businesses, amusement centres, casinos, fairs, waste disposal installations, betting offices, pay day loan shops, pubs or drinking establishments, drinking establishments with expanded food provision, hot food takeaway, venues for live music performance, cinemas, concert halls, bingo halls, dance halls.

- **D2** - Assembly and leisure (part)
  - Cinema, concert halls, bingo halls and dance halls
  - See Class D2 permitted development rights above

- **D1** - Non-residential institutions (part)
  - Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law court
  - See Class D1 permitted development rights above

- **A1** - Shops (part)
  - See Class A1 permitted development rights above

- **A4** - Pub or drinking establishment
  - Permitted change to C3 (subject to prior approval)
  - Permitted change to state-funded school or registered nursery (subject to prior approval)
  - Permitted change to state-funded school for up to 3 academic years (with limitations and conditions)

- **A5** - Hot food takeaway
  - Permitted change to A1, A2 or A3
  - Temporary permitted change (3 years) to a flexible use falling within A1, A2, A3, B1, public library, gallery, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2020 Order
  - Permitted change to B1(B) offices (subject to prior approval)
  - Permitted change to C3 (subject to prior approval) see also 2020 Order

- **Sui Generis**
  - 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, laundrettes, tool or vehicle hire businesses, amusement centre, casinos, fairs, waste disposal installations, betting offices, pay day loan shops
  - See Class D2 permitted development rights above

- **Casino to A1**
  - Casino to C3
  - Amusement centres or casinos to C3 (subject to prior approval)
  - Betting offices, pay day loan shop or launderette to B1(B) offices (subject to prior approval)

- **Betting office or pay day loan shop**
  - To A1, A2, A3, B1, public library, gallery, exhibition hall, museum, clinic or health centre (interchangeable with notification) see also 2020 Order
  - Mixed use betting office or pay day loan shop and up to 2 flats to A1 (if a display window at ground floor level), A3, betting office or popular loan shop

### Temporal permitted change of use

- **Temporary permitted change (3 years) from betting office or pay day loan shop to A1, A2, A3, B1, public library, gallery, exhibition hall, museum, clinic or health centre**
  - Interchangeable with notification