

Guide to the Use Classes Order in England (from 1 August 2021)

Following the coming into force of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, and further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015, our updated two page guide to the Use Classes Order in England brings together all of the 2020 and 2021 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 (see Comparison with use classes prior to 1 September 2020 overleaf)	Permitted permanent change (Class of Schedule 2, Part 3)
Class B2 General industry Industrial process other than one falling within the uses described in Class E, sub-paragraph (g)	To B8 (PD Class I)
Class B8 Storage and distribution	To C3, subject to prior approval (PD Class P)
Class C1 Hotels Hotels, boarding and guest houses (where no significant element of care is provided)	To a state-funded school falling within Class F.1(a) (PD Class T) (and back to previous lawful use (PD Class U))
Class C2 Residential institutions Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes	To a state-funded school falling within Class F.1(a) (PD Class T) (and back to previous lawful use (PD Class U))
Class C2a Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.	To a state-funded school falling within Class F.1(a) (PD Class T) (and back to previous lawful use (PD Class U))
Class C3 Dwelling-houses Uses as a dwellinghouse (whether or not as main residence) by: (a) a single person or single household; (b) a single household of not more than 6 residents where care is provided; or (c) a single household of not more than 6 residents where no care is provided (other than a use within class C4)	To C4 (PD Class L)
Class C4 Houses in Multiple Occupation	To C3 (PD Class L)

Use Class (see Comparison with use classes prior to 1 September 2020 overleaf)	Permitted permanent change (Class of Schedule 2, Part 3)
Class E Commercial, Business and Service Use, or part use, for all or any of the following purposes: a) Shop other than for the sale of hot food b) Food and drink which is mostly consumed on the premises c) the following kinds of services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms) e) Medical services not attached to the residence of the practitioner f) Non-residential creche, day centre or nursery g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)	To C3, subject to prior approval (PD Class MA) To a mixed use for any purpose within Class E and as up to 2 flats, subject to prior approval (PD Class G) To a mixed use for any purpose within Class E and as up to 2 flats to a use for any purpose Class E (PD Class H) To a state-funded school falling within Class F.1(a) (PD Class T) (and back to previous lawful use (PD Class U))
Class F1 Learning and non-residential institutions Any use not including residential use – a) For the provision of education b) For the display of artwork (not for sale or hire) c) As a museum d) As a public library or public reading room e) As a public hall or exhibition hall f) For, or in connection with, public worship or religious instruction g) As a law court	Temporary changes of use only, see below
Class F2 Local Community Uses a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location b) Community halls and meeting places c) Outdoor sport or recreation (not involving motorised vehicles or firearms) d) Swimming pool or ice skating rink	No permitted change

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Use Class (see adjacent Comparison with use classes prior to 1 September 2020)	Permitted permanent change (Class of Schedule 2, Part 3)
<p>Sui generis</p> <p>Uses which do not fall within the specified use classes above, including those specifically identified in Article 3(6) of The Town and Country Planning (Use Classes) Order 1987:</p> <p>(a) theatre, (b) amusement arcade or centre, or a funfair, (c) launderette, (d) petrol filling station, (e) sale or display for sale of motor vehicles, (f) taxi business or business for the hire of motor vehicles, (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) hostel, (j) waste disposal installation, (k) retail warehouse club, (l) nightclub, (m) casino, (n) betting office, (o) pay day loan shop, (p) public house, wine bar, or drinking establishment, (q) drinking establishment with expanded food provision, (r) hot food takeaway, (s) live music performance venue, (t) cinema, (u) concert hall, (v) bingo hall, (x) dance hall</p>	<p>Casino, betting office, pay day loan shop or hot food takeaway to Class E, subject to prior notification (PD Class A)</p> <p>Public house, wine bar, or drinking establishment to drinking establishment with expanded food provision - and vice versa (PD Class AA)</p> <p>Betting office, pay day loan shop to a mixed use for any purpose within Class E and as up to 2 flats, subject to prior approval (PD Class G)</p> <p>Betting office or pay day loan shop to a mixed use betting office or pay day loan shop and as up to 2 flats, subject to prior approval (PD Class G)</p> <p>Mixed use betting office or pay day loan shop and as up to 2 flats, to use for any purpose within Class E (PD Class H)</p> <p>Mixed use as a betting office or pay day loan shop and as up to 2 flats to a use as a betting office or pay day loan shop (PD Class H)</p> <p>Launderette; betting office, pay day loan shop, hot food takeaway or one of these uses in a mixed use with a dwellinghouse to dwellinghouse, subject to prior approval (PD Class M)</p> <p>Amusement centre or casino to C3, subject to prior approval (PD Class N)</p>

Additional changes of use	
Agriculture buildings	<p>To C3 (dwelling houses), subject to prior approval (Part 3, Class Q)</p> <p>Flexible changes to B8, C1, E, subject to prior approval: new use is sui generis (Part 3, Class R)</p> <p>To a state-funded school, subject to prior approval (Part 3, Class S)</p>
Temporary change of use	<p>Any building in any Use Class and any land within its curtilage, except use class F.2, can be used as a state-funded school for up to 2 academic years (with limitations and conditions). (Part 4, Class C)</p> <p>Vacant use class C1, C2, C2A, or E 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. (Part 4, Class CA)</p> <p>Betting office, pay day loan shop, hot food takeaway or Class E to a flexible use falling within Class E, Class F.1(b) (display of art), Class F.1(c) museum, Class F.1(d) (public library or public reading room); or Class F.1(e) (public hall or exhibition hall), for up to three years continuous (Part 4, Class D)</p> <p>Restaurants and cafes, drinking establishments and drinking establishments with expanded food provision to temporarily provide takeaway food (Part 4, Class DA)</p>

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: [GPD0 \(2015\) Schedule 2 Part 3 Class V.](#)

Comparison with use classes prior to 1 September 2020

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

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