

Use Classes Order (As Amended 1st September 2020)

- Part E**
- Shops, Financial and professional services, Restaurants and cafés, Offices, Research and development of products or processes, Industrial processes compatible with a residential area, Clinics, health centres, crèches, day nurseries, day centres, gymnasiums or area for indoor sports and recreations (excluding swimming pools and skating rinks)
- Part B**
- B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
 - B8 Storage or distribution - This class includes open air storage.
- Part C**
- C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
 - C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
 - C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
 - C3 Dwellinghouses - This class is formed of three parts
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
 - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
 - C4 Houses in multiple occupation - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- Part F**
- F1 Learning and non-residential institutions - Any use not including residential use for: the provision of education, the display of works of art (otherwise than for sale or hire), a museum, a public library or public reading room, a public hall or exhibition hall, or in connection with, public worship or religious instruction, a law court.
 - F2 Local Community - Use As: a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where— (i) the shop's premises cover an area not more than 280 metres square, and (ii) there is no other such facility within 1000 metre radius of the shop's location, a hall or meeting place for the principal use of the local community, an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms, an indoor or outdoor swimming pool or skating rink.

Sui-Generis Certain uses are specifically excluded from classification by legislation, and therefore become 'sui generis'. These are:

Theatres, amusement arcades/centres or funfairs, launderettes, fuel stations, hiring, selling and/or displaying motor vehicles, taxi businesses, scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles, 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)), hostels (providing no significant element of care), waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste, retail warehouse clubs, nightclubs, casinos, betting offices/shops, pay day loan shops, public houses, wine bars or other drinking establishments, hot food takeaways, cinemas, music and concert halls, bingo and dance halls.

Other uses become 'sui generis' where they fall outside the defined limits of any other use class.

Permitted Changes - Quick Reference Guide

Prior to 1st September 2020

From a Use within:	To a Use Comprising:	With Prior Approval
A1 Shops A2 Financial and professional services A3 Restaurants and cafés A4 Drinking establishments A5 Hot food takeaways	A2, A3, Mixed use with up to 2 flats, D2, A3; A1; Mixed use with 2 Class C3 Flats, D2 To A1/A2 A Mixed Use of A3 and A4; To a temporary use of A5 A3,	B1(a), C3 B1(a), C3 B1(a), C3
B1 Business B1(a) Offices B1(c) Industrial processes B2 General industrial B8 Storage or distribution	B8, B1, B8 B1	State-funded school or a registered nursery. C3 C3
C1 Hotels C2 Residential institutions C2A Secure Residential Institution C3 Dwellinghouses C4 Houses in multiple occupation	 C3 As a mixed use back to A1, A2, Betting Office, Payday Loan Shop, C4 C3	State-funded school or a registered nursery. State-funded school or a registered nursery. State-funded school or a registered nursery.
D1 Non-residential institutions D2 Assembly and leisure		State-funded school or a registered nursery.
Sui-Generis Uses Amusement arcades/centres Casinos Betting offices/shops pay day loan shops Laundrette Agricultural Buildings	A3, D2, A3, A1, A2, Mixed use with 2 Class C3 Flats, D2. A3, A1, A2, Mixed use with 2 Class C3 Flats, D2.	C3 C3 B1(a), C3 B1(a), C3 B1(a), C3 C3, (as a flexible sui-generis use) A1./A2./A3/B1/B8/C1/D2, State funded school or nursery

Notes: taken as correct at the time of preparation and should only be used as a quick reference guide. Applicants should do their own due diligence and checks to ensure that the existing and proposed uses are lawful and permitted development.

Permitted Changes - Quick Reference Guide

Post 1st September 2020 until 31st July 2021

From a Use within:	To a Use Comprising:	With Prior Approval
E Shops and Financial and professional services	Mixed use with up to 2 flats	E Offices, C3
SG Drinking establishments SG Hot food takeaways	A Mixed Use with E Cafe/Restaurant and To a temporary use of Takeaway	E Offices, C3
E Business as Office, Light Industrial or Research and Development E Offices E Light Industrial processes B2 General industrial B8 Storage or distribution	B8, E Business, B8 E Business	F1. State-funded school or a E registered nursery. C3 C3
C1 Hotels C2 Residential institutions C2A Secure Residential Institution C3 Dwellinghouses C4 Houses in multiple occupation	 C3 As a mixed use back to E or SG Betting Office, Payday Loan Shop, C4 C3	F1 State-funded school or a E registered nursery. F1 State-funded school or a E registered nursery. F1 State-funded school or a E registered nursery.
E, F1 and F2 Assembly and Leisure Uses falling within the former Class D2 (Assembly and Leisure Uses)		Where Such uses fall within D2 on 31 August 2020 to F1 State-funded school or a E registered nursery.
Sui-Generis Uses Amusement arcades/centres Casinos Betting offices/shops pay day loan shops Laundrette Agricultural Buildings	 E, or Pre-Changes D2, E, Mixed use with 2 Class C3 Flats, Pre-Changes D2. E, Mixed use with 2 Class C3 Flats, Pre-Changes D2.	 C3 C3 E Offices, C3 E Offices, C3 E Offices, C3 C3, (as a flexible sui-generis use) E/B8/C1/Pre-Changes D2, F1 State funded school or E registered nursery

Notes: Updated to reflect The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, taken as broadly correct at the time of preparation and should only be used as a quick reference guide. Applicants should do their own due diligence and checks to ensure that the existing and proposed uses are lawful and permitted development.