

SUMMARY GUIDE TO USE CLASSES ORDER AND PERMITTED CHANGES OF USE

TCPA (Use Classes) Order 1987 (As Amended) (including amendments at 2005, 2006 & 2010) (see note 1)	Description	General Permitted Development Order 1995 (as amended) (see note 2) Effective 30 th May 2013.
A1 Shops (see note 3)	Retail sale of goods to the public – shops, post offices, travel agencies and ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners, sandwich bars, internet cafes (where primary purpose is internet use)	*A2, A3 or B1 (see note 10)
A2 Financial and Professional Services (see note 3)	Financial services - banks, building societies, and bureaux de change. Professional services (other than health or medical services) – estate agents and employment agencies. Other services – betting shops (principally where services are provided to visiting members of the public)	A1 (where a ground floor display window exists) *A3 or B1 (see note 10)
A3 Restaurants and Cafes	Restaurants and cafes – use for sale of food and drink for consumption on the premises.	A1 or A2 *A3 or B1 (see note 10)
A4 Drinking Establishments	Use as a public house, wine or other drinking establishment (but not nightclubs)	A1, A2 or A3 *B1 (see note 10)
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises	A1, A2 or A3 *B1 (see note 10)
B1 Business (see note 5)	(a) offices (other than those that fall within A2), (b) research and development - laboratories, studios, (c) light industry	B8 (where no more than 500m ²) *State funded school(see note 11) *B1(a) to C3 (see note 12) *A1, A2 or A3 (see note 10)
B2 General Industry (see note 6)	General Industry (other than classified within Class B1)	B1 or B8 (B8 limited to 500m ²)
B8 Storage or Distribution	Storage or Distribution Centres - Wholesale warehouses, distribution centres, repositories	B1 (where no more than 500m ²)
C1 Hotels (see note 7)	Hotels, boarding and guest houses (where no significant element of care is provided (excludes hostels)	*State funded school (see note 11)
C2 Residential Institutions	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people in need of care	*State funded school (see note 11)
C2A Secure Residential Institutions	Use for 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	*State funded school (see note 11)

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C3 Dwelling Houses	<p>(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</p> <p>(b) 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</p> <p>(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</p>	C4
C4 Houses in multiple occupation	Small shared dwelling 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	C3
D1 Non-residential Institutions	Medical and health services - clinics and health centres, crèches, day nurseries, day centres and consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls	*State funded school (see note 11) *A1, A2, A3 or B1 (see note 10)
D2 Assembly and Leisure	Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls, other indoor and outdoor sports and leisure uses (not involving motorised vehicles or firearms)	*State funded school (see note 11) *A1, A2, A3 or B1 (see note 10)
Sui Generis (See note 4)	For example: retail warehouse clubs, amusement arcades, launderettes, petrol filling stations, taxi businesses, car/vehicle hire business and the selling and displaying of motor vehicles, nightclubs, theatres, hostels, builders yards, garden centres	No permitted change
	Casinos – following declassification, planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino	D2

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1. The Town and Country Planning (Use Classes) Order 1987 is the principal order which has been subject to a number of subsequent amendments. Changes within a specific class do not require planning permission provided that the use subsists, the planning permission exists and no restrictive condition is attached. The 2006 amendments moved casinos from D2 to Sui Generis, introduced C2A for secure residential institutions and law court as a D1 specified use. The 2010 amendments alter C3 and introduce a C4 use class. The Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2010 (SI No 2134) introduced a permitted change from C3 to C4. The 2013 amendments set out several permanent or temporary permitted changes, some of which require Prior Approval.
2. The permitted development rights shown in the final column do not require planning permission where all the criteria set out in the order are met and no restrictive conditions apply. Prior approval may be required (see below) and it is strongly recommended that the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 is consulted.
3. The General Permitted Development Order 1995 provides for permitted change of use of a building from Class A1 or Class A2 to a mixed use for the purposes of either Class A1 or Class A2 and as a single flat, and from such a mixed use to Class A1 or Class A2 use provided the Class A1 or Class A2 use is on a floor below the single flat and various other conditions are met,
4. Sui Generis is a term, which refers to a use on its own. Any planning use not falling within a specific class within the Use Classes Order falls within this category.
5. A B1 use must be capable of being undertaken "in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit".
6. The Use Classes (Amendment) Order 1995 amends the 1987 Order by omitting Classes B3 - B7 (special industrial groups B - E). Industrial processes previously within these classes now fall within Class B2 (general industrial).
7. A C1 use is defined as a hotel or a boarding or guesthouse where, in each case, no significant element of care is provided.
8. It should be noted that permitted changes of use identified above are ratchet changes, i.e. cannot be made in reverse.
9. Various other permitted development rights exist for, inter alia, industrial and warehouse buildings, dwelling houses, agricultural buildings, schools, colleges, universities, hospitals and development by statutory undertakers.
10. For a temporary period of up to 2 years (Class D)
11. Might need Prior Approval for highways, transport impacts & noise (Class K)
12. Might need Prior Approval for flooding, highways, transport & contamination (Class J)

The above is intended as a general guide only. Other than the permitted changes of use listed above and changes where both uses are in the same use class, planning permission is generally required for a material change of use. Most external building work associated with a change of use is likely to need planning permission. If in doubt, please check with the Local Planning Authority that no approval is required as Parliament has included several limitations.

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Other change of use permitted development rights from 30th May 2013

Agricultural buildings under 500 square metres can change to a number of other uses (A1, A2, A3, B1, B8, C1, and D2). For buildings between 150 square metres and 500 square metres, prior approval (covering flooding, highways and transport impacts and noise) is required.